APR
Area Plans Review

2008-2009 North County Area Plans Review Staff Reports

Dranesville, Hunter Mill, Providence and Sully Supervisor Districts

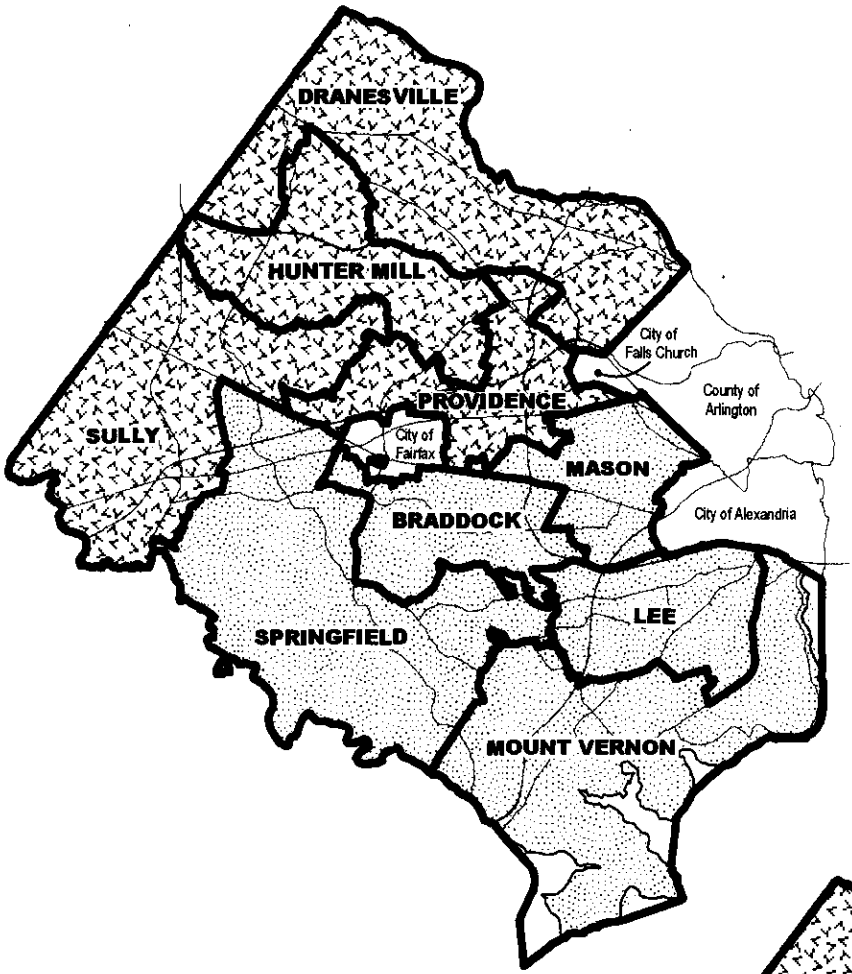
Planning Commission Public Hearing

May 20, 2009
7:30 PM*

Board Auditorium
Fairfax County Government Center
12000 Government Center Parkway
Fairfax, Virginia 22035

***Items not heard on this date will be heard on the carryover night scheduled for Thursday, May 21, 2009 at 7:30 p.m. Planning Commission Mark-up will be held on Wednesday, June 10, 2009 at 8:15 p.m.**

FAIRFAX COUNTY, VIRGINIA



SUPERVISOR DISTRICTS INCLUDED IN THE 2008-2009 NORTH COUNTY AREA PLANS REVIEW

KEY

Supervisor Districts

2008-2009 North County Area Plans Review

2009-2010 South County Area Plans Review

PLANNING DISTRICTS INCLUDED IN THE 2008-2009 NORTH COUNTY AREA PLANS REVIEW

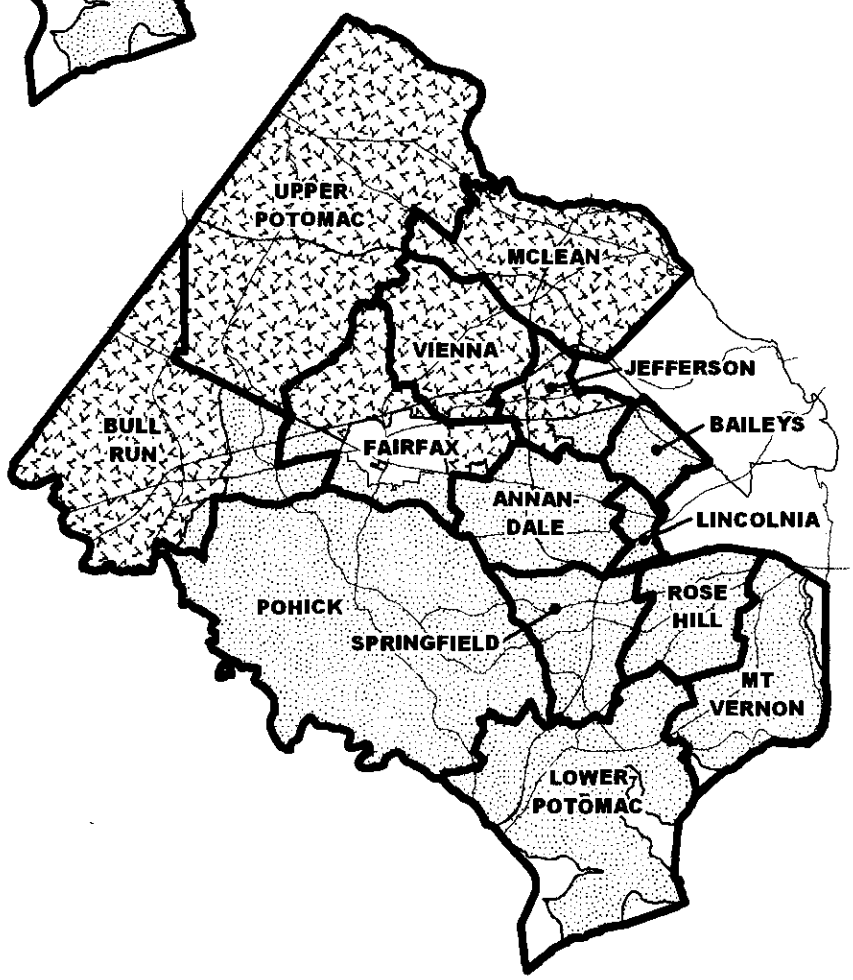
KEY

Planning Districts

Area I	Area III
Annandale	Bull Run
Baileys	Pohick
Jefferson	Upper Potomac
Lincolnia	Area IV
Area II	Lower Potomac
Fairfax	Mount Vernon
McLean	Rose Hill
Vienna	Springfield

2008-2009 North County Area Plans Review

2009-2010 South County Area Plans Review



SCHEDULE OF PUBLIC HEARINGS FOR THE 2008/2009 NORTH COUNTY CYCLE AREA PLANS REVIEW

BOARD AUDITORIUM OF THE GOVERNMENT CENTER, 12000 GOVERNMENT CENTER PARKWAY FAIRFAX, VA 22035

Public Hearing Schedule for the Planning Commission:

Dranesville, Hunter Mill, Providence and Sully Supervisor Districts: Wednesday, May 20, 2009 at 7:30 p.m.

Carryover items, if needed: Thursday, May 21, 2009 at 7:30 p.m.

Planning Commission Mark-Up Schedule:

Dranesville, Hunter Mill, Providence and Sully Supervisor Districts: Wednesday, June 10, 2009 at 8:15 p.m.

Individuals wishing to speak before the Planning Commission should call (703) 324-2865 or log on to the Planning Commission Website at www.fairfaxcounty.gov/gov/planning/ to be placed on the speakers' list. More detailed information will be available in the *Weekly Agenda* and in a newspaper of general circulation.

Public Hearing Schedule for the Board of Supervisors:

Dranesville, Hunter Mill, Providence and Sully Supervisor Districts: Monday, July 13, 2009 at 4:30 p.m.

Individuals wishing to speak before the Board of Supervisors should call (703) 324-3151 to be placed on the speakers' list. Information is also available on the Internet at http://fairfaxcounty.gov/dpz

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Meghan Van Dam, *Planner III*
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Aaron Klibaner, *Planner II*
Kim Rybold, *Planner II*
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Lilian Cerdeira, *Planner I*
Marsha Collins, *GIS Technician*
Chris Havliceck, *GIS Technician*

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Dan Rathbone, *Division Chief,*
Transporation Planning Division

Angela Kadar Rodeheaver, *Chief,*
Site Analysis Section,
Transportation Planning Division

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Andi Dorlester, *Senior Park Planner*
Scott Sizer, *Senior Park Planner*
Andrew Galusha, *Planner II*
Pat Rosend, *Planner II*

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2008-2009 NORTH COUNTY AREA PLANS REVIEW
Staff Reports

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A copy of the original nomination follows each Staff Report

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NOTE: Remaining 2008-2009 North County APR nominations will be scheduled for public hearing in the Fall of 2009 pending Virginia Department of Transportation review of transportation impacts.

INTRODUCTION

THE COMPREHENSIVE PLAN REVIEW PROCESS AND 2008-2009 NORTH COUNTY AREA PLAN REVIEW

The Comprehensive Plan serves as the basic guide to the County's physical growth and development. It indicates policies for land use, transportation, public facilities and other matters that will shape the County in the future. These policies are reflected in the pattern, intensity and scale of development and conservation uses indicated. Since 1975, the Planning Commission and the Board of Supervisors have based hundreds of land use recommendations and decisions on the policies and objectives described in the Plan.

BACKGROUND

The Comprehensive Plan review process is designed to:

1. Ensure a process that is comprehensive in nature and meets the intent of the Virginia Code to plan for the future development of the community; and

2. Provide an opportunity for interested parties to recommend amendments to the adopted Plan.

3. The review process is intended to involve citizens and ensure the vitality of the County's comprehensive planning process.

2008-2009 NORTH COUNTY AREA PLANS REVIEW

The years 2008-2010 were designated for the review of Area Plans. The Comprehensive Plan review schedule is as follows:

2008-2009 - Area Plans Review - North County (Currently Underway)
2009-2010 - Area Plans Review - South County (To begin Fall 2009)

The purpose of the 2008-2009 North County Area Plans Review is to review and evaluate the Comprehensive Plan recommendations pertaining to the Dranesville, Hunter Mill, Providence, and Sully Supervisor Districts.

PLAN NOMINATIONS REVIEW AND SELECTION

The 2008-2009 North County Area Plans Review (APR) process was initiated in May, 2008, when the public was invited to nominate Plan amendments for review. Of the 62 nominations filed and two Board of Supervisors authorized Plan amendments that were subsequently added, 18 APR items and one Board authorized Plan amendment is scheduled to be heard by the Planning commission on Wednesday May 20, 2009. The staff reports in this

book address those items. Nominations not heard on this date will be heard on the carryover night scheduled for Thursday, May 21, 2009. Planning Commission Mark-up will be held on Wednesday, June 10, 2009. The nominations are available for review at the Planning Division office at the Department of Planning and Zoning and at www.fairfaxcounty.gov/dpz/apr.

At any time during the review process, the Planning Commission may defer consideration of any nomination indefinitely or to a specified date. In addition, nominations can be withdrawn by the nominator provided that the withdrawal has been accepted by formal vote of the Planning Commission.

All nominations for Plan amendments have been reviewed and considered by staff in accordance with these policy guidelines:

1. *Substantial reasons for Plan modification must be present to support a Plan amendment. Such reasons must include at least one of the following:*

   a. *The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.*

   b. *Oversights or land use-related inequities are contained in the adopted Plan as they affect the area of concern.*

2. *The Plan amendment nomination must be reasonable and consistent with the overall framework and intent of the Comprehensive Plan.*

Decisions on nominations are made by the Planning Commission and the Board of Supervisors.

Of the other nominations and Plan Amendments originally submitted, one was not accepted into the APR process, one was denied at Planning Commission Screening, 13 APR nominations were withdrawn by the nominators, 20 nominations were deferred and will be considered in conjunction with a special study of the Reston Herndon Transit Station Areas and one nomination is deferred to be considered with the Reston Master Plan.

There are eight active APR nominations and one Board Authorized Plan amendment that triggered the need for additional review by the Virginia Department of Transportation (VDOT). These items will be scheduled for later public hearing dates after the VDOT has concluded their review.

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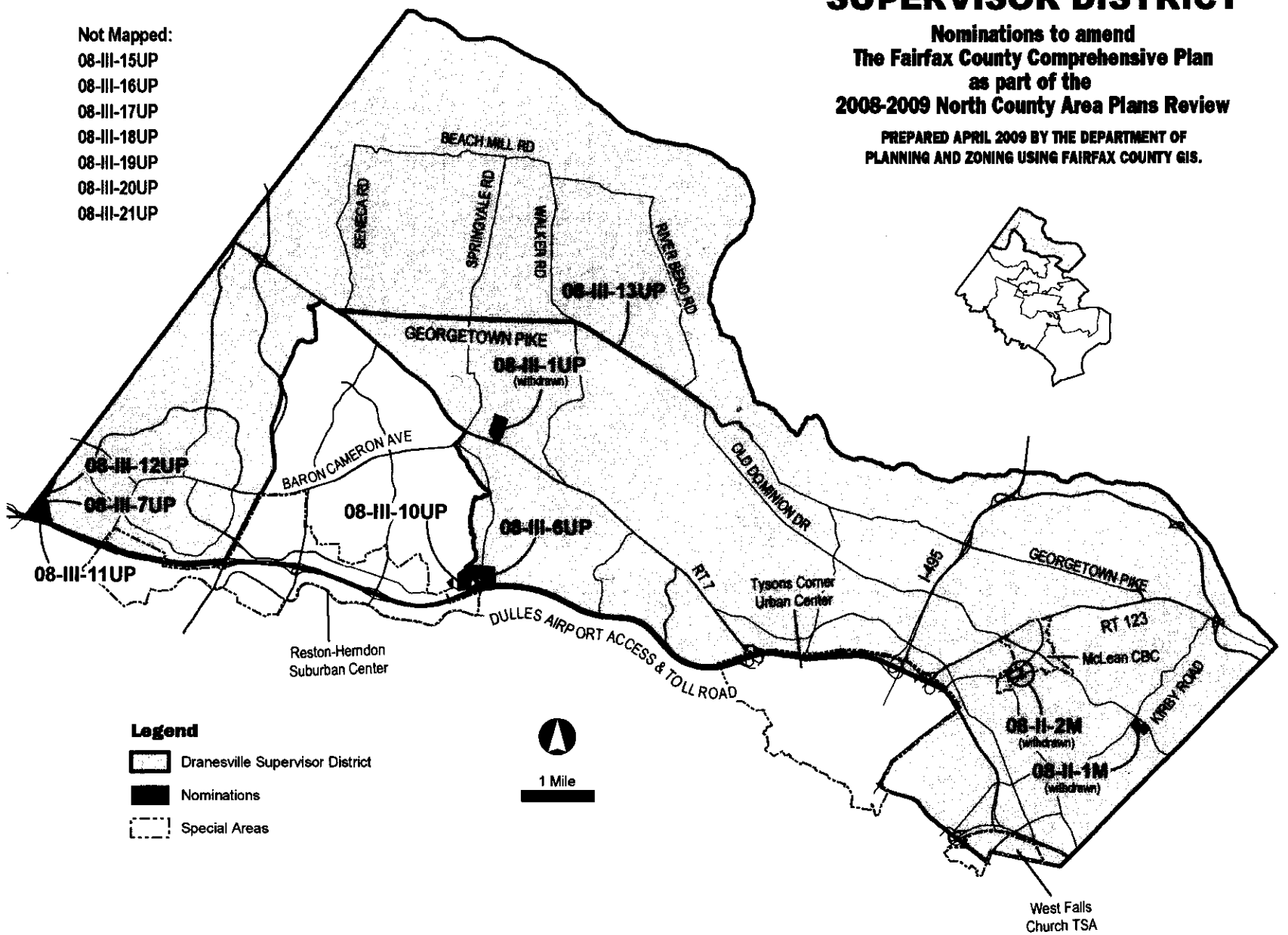
DRANESVILLE
SUPERVISOR DISTRICT

Nominations to amend
The Fairfax County Comprehensive Plan
as part of the
2008-2009 North County Area Plans Review

PREPARED APRIL 2009 BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS.

Not Mapped:
08-III-15UP
08-III-16UP
08-III-17UP
08-III-18UP
08-III-19UP
08-III-20UP
08-III-21UP



2008-2009 Area Plans Review
North County Cycle

Dranesville
Supervisor District

APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
APR# 08-II-1M **(Withdrawn)**	McLean		Lori Greenlief, Agent for Vinson Hall Corporation (McGuireWoods)	Generally SE of the intersection of Old Dominion Drive and Kirby Road.	31-3((1))77A, 83	17.18	Public facilities and residential at 1-2 du/ac.	Option to expand the existing Vinson Hall Retirement Community w/additional independent living and assisted living units planned at 5-8 du/ac with a maximum of 350 independent living units and a maximum FAR of .25 provided specific conditions are met.
APR# 08-II-2M **(Withdrawn)**	McLean	McLean CBC (Sub Area #2)	Peter Lunt, agent (McLean Venture, LLC)	McLean Professional Park is generally located SW of Chain Bridge Rd and Tennyson Dr.	30-2((1))23; 30-4((1))13	6.26	Low/medium density office. No new retail.	Low/medium density office. Allow new retail.
APR# 08-III-1UP **(Withdrawn)**	Upper Potomac		Marta Roy	Generally located E of Leesburg Pike and Downey Drive.	12-4((1))46Z .	36.08	Residential at .2-.5 du/ac, private open space.	Add an option for independent living facilities based on a density of 1 du/ac.
APR# 08-III-2UP **(Withdrawn)**	Upper Potomac		Marta Roy	North of Georgetown Pike and east of Innsbruck Avenue.	13-1((1))37	22.78	Residential use at .2-.5 du/ac with an option for public park.	Add option for independent living facilities.

Dranesville

Supervisor District

APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
APR# 08-III-5UP **(Active)**	Upper Potomac	Reston-Herndon Suburban Center (A and B)	A. Faheem Darab (Fairfax County Department of Planning and Zoning)	General area bounded by Centreville Rd, Monroe St, Fox Mill Rd and Herndon Pkwy.	16-1((2))25;16-3((1))25D 1,25D2,25D3,25D4,29A, 29B,29C1,29D,29E;16-3 ((2))All;16-3((3))A1;16-3 ((11))1-3,4B,5A,6B,6C, 6C1,6D1,6D2,6D3,6D4, 6E,6E1,6F,7;16-3((15)) All;16-3((17))All;16-3 ((18))All;16-4((1))32B, 42A,43-46;16-4((2))23A, 24A,28B,28B1;16-4 ((14))(1)All;16-4((14))(2) All;16-4((14))(3)All;16-4 ((14))(4)All;16-4((15))(1) All;16-4((15))(2)All;16-4 ((15))(3)All;16-4((15))(4) All;16-4((15))(5)All;16-4 ((15))(6)All;16-4((15))(7) All;16-4((15))(8)All;16-4 ((15))(9)All;16-4((15)) (10)All;16-4((15))(11)All; 16-4((15))(12)All;16-4 ((15))(13)All;16-4((15)) (14)All;16-4((15))(15)All; 16-4((15))(16)All;16-4 ((15))(17)All;16-4((15)) (18)All;16-4((16))All;16-4 ((17))All;16-4((23))C,R; 16-4((24))(1)All;16-4 ((24))(2)All;16-4((24))(3) All;16-4((24))(4)All;16-4 ((24))(5)All;16-4((24))(6) All;16-4((24))(7)All;16-4 ((24))(8)All;16-4((24))(9) All;16-4((24))(10)All;16-4 ((24))(11)All;16-4((24)) (12)All	365.00	Reston-Herndon Suburban Center's Land Unit A currently includes the Worldgate development located within the Town of Herndon.	Editorial changes to Reston-Herndon Suburban Center's Land Units A and B. Changes affect Land Unit designation and text due to transfer of planning and zoning responsibilities to Town of Herndon as well as implementation of Plan recommendations.

Dranesville
Supervisor District

APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
APR# 08-III-6UP **(Active-VDOT Review)**	Upper Potomac		Stuart Mendelsohn (Holland and Knight LLP)	NE of Dulles Toll Rd and Hunter Mill Rd.	18-4((1))22,23, 26B; 18-4((8))1A,2,3	23.13	Residential .2-.5 du/ac; encourage low density character of area.	Residential/office/retail mixed use up to .35 FAR or as option up to .70 FAR. Additional intensity with workforce housing.
APR# 08-III-7UP **(Active-VDOT Review)**	Upper Potomac		Brian J. Winterhalter (Cooley Godwin Kronish LLP)	Generally located NW of Rock Hill Rd and Innovation Ave on Loudoun Co and Fairfax Co boundary.	15-2((1))16	4.16	Office, research and development, hotel or conference center at .50 FAR with conditions and desirable to have ground floor retail; option for mixed use at higher intensity with conditions.	Option for office and retail up to 2.0 FAR with conditions and a maximum height of 175 feet.
APR# 08-III-9UP **(Withdrawn)**	Upper Potomac	Reston-Herndon Suburban Center (A, B, C, D, E, F, G, H, I)	Heidi T. Merkel (Fairfax County Department of Planning and Zoning)	Entire Reston-Herndon Suburban Center.	NA	0.00	In 2001 text was added to the Plan to incorporate development options associated with a Bus Rapid Transit phase and a Rail phase of the Dulles Corridor Rapid Transit Project. The DCRT project subsequently was modified to eliminate the BRT phase and proceed directly to the Rail phase.	Editorial change to add text to Reston-Herndon Suburban Center that will clarify that any options that reference the Bus Rapid Transit phase of the Dulles Corridor Rapid Transit Project can be exercised at such time as there is a funding agreement to build the rail phase.
APR# 08-III-10UP **(Active-VDOT Review)**	Upper Potomac		Stuart Mendelsohn (Holland and Knight LLP)	Generally NW of Hunter Mill Rd and Sunset Hills Rd.	18-3((1))4,5; 18-3((2))1,2A, 4, 6;18-3((3)) 2A, 3A,4A	51.43	Residential .2-.5 du/ac. Option on SE portion for institutional or public uses.	Residential/office/retail mixed use up to .35 FAR or as option up to .70 FAR. Additional intensity with workforce housing.

Dranesville
Supervisor District

APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
APR# 08-III-11UP **(Active-VDOT Review)**	Upper Potomac		Francis A. McDermott (Hunton & Williams)	N of Dulles Toll Rd and E of Fairfax Co and Loudoun Co boundary.	15-2((1))15,17	23.35	Institutional use, option for residential/office/retail mixed use up to 1.0 FAR.	Office/ residential/ hotel /retail mixed use up to 2.17 FAR.
APR# 08-III-12UP **(Active-VDOT Review)**	Upper Potomac		Richard D. Stout (Stout and Teague Company)	N of Innovation Avenue, W of Fairfax Co and Loudoun Co boundary.	15-2((1))1-5,16;16-1((1)) 4,4A,4B	21.99	Land Unit A: office, research and development, hotel, or conference center up to .50 FAR. Community serving retail is encouraged. Land Unit B: office, research and development up to .25 FAR. Both Land Units A and B: mixed use at a higher intensity with conditions including transit.	Transit oriented development up to 2.0 FAR including residential, office, retail, and institutional.

2008-2009 Area Plans Review
North County Cycle

Dranesville
Supervisor District

APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
APR# 08-III-13UP **(Active)**	Upper Potomac		Eric Knudsen	Properties abutting Georgetown Pike from Leesburg Pike to Difficult Run approximately 205.30 acres.	6-4((1))49A,56,57D,57E,59, 60B,79-82;6-4((3))1;6-4 (9)) 1,10,A;6-4((11))1,23;6-4 ((12))B;6-4((15)) 4,5;6-4 ((18))8;6-4((18))(3)1,A;7-3 ((1))42Z,43Z;7-3((4))1;7-3 ((6))A,B;7-3((11))4,5;7-3 ((14))1,A; 7-3((15))1, 13,A, B;8-3 ((14))26;11-2((1))13, 22D,23-25,26A,26B;11-2 ((7))64A,80-82;12-1((1))1-4, 4A,5,8,12A,12B, 12C,13, 14A, 14B,14C, 15,16C,17A, 17B,20,21A,24A1,24B, 24C;12-1((7))4,5,8-11,15, 16,18,F;12-1((9))61-63,83, H; 12-1((11))All;12-1((18)) 1,B;12-1((20))1,A,C;12-2 ((1))1,1A1,1A2,1B,5,8, 11, 14A,15,16,18,20,25, 26,47; 12-2((2))15,51,52;12-2((8)) A1,A2;12-2((10))126,128, 205,K; 12-2((14))9;12-2 ((15))1,2,3A,29,30,32-39,B; 12-2((17))17-20;12-2((18)) 2-6,9;12-2((19))1,14;13-1 ((1))2,2A,4,5A,6A,6C,11, 11A,12-15,18,20,22,23,25A, 25B,29-32, 36B,36C,37, 41-49,54,55,57,58B,59, 66B,67, 68A,68B,69, 70A, 70B, 71A,72E,74,75A1, 75A2,75C;13-1((5))1,A;13-1 ((8))D;13-1((9))1-3,3A1, 4-13;13-1((11))All;13-1((12)) 3,4;13-1((14))1;13-1((15)) A,B;13-2((1))2,3,7,7B,8,9C, 9G,35,40,41;13-2((7))9,10; 13-2((8))24-26,A;13-4((1)) 7, 8B;13-4((4))7;13-4((7)) 1-5,21;13-4((10))1,6	205.30	G'town Pike designated as Virginia Byway. (ROW) should be maintained in it current configuration. Traffic mitigation other than through road widening should be utilized. Seek conservation easements to preserve scenic and historic character.	Add plan text that Georgetown Pike is eligible for listing on Virginia Landmarks Register and National Register of Historic Places. To protect the aesthetic character of the Pike, Fairfax County should limit densities on the land on both sides of the Pike to a depth of 100 to 150 feet beyond the ROW.

2008-2009 Area Plans Review
North County Cycle

Dranesville
Supervisor District

APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
AP# 08-III-15UP **(Active)**	Upper Potomac		Douglas Cobb	Area generally bounded by Potomac River, Difficult Run, Georgetown Pk, Old Dominion Dr, Towlston Rd, Leesburg Pk and Loudoun Co.	NA	0.00	Generally planned for low density residential with some private recreation, private open space, public park and retail.	Add plan text to encourage placement of utilities underground and protection of Heritage Trees.
APR# 08-III-16UP **(Active)**	Upper Potomac		Eleanor Weck	Area generally bounded by Potomac River, Difficult Run, Georgetown Pk, River Bend Rd, Beach Mill Rd, Seneca Rd and Loudoun Co.	NA	0.00	Generally planned for low density residential with private recreation and public park.	Add Plan text that permeable surface trails are preferred in this area except within one mile of elementary schools and commercial areas.
APR# 08-III-17UP **(Active)**	Upper Potomac		Eleanor Weck	Area generally bounded by Seneca Rd, Beach Mill Rd, River Bend Rd, Georgetown Pk, Leesburg Pk and Loudoun Co.	NA	0.00	Generally planned for low density residential with private recreation, public park and retail.	Add Plan text that permeable surface trails are preferred in this area except within one mile of elementary schools and commercial areas.

2008-2009 Area Plans Review
North County Cycle

Dranesville
Supervisor District

APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
APR# 08-III-18UP **(Active)**	Upper Potomac		Eleanor Weck	Area generally bounded by Georgetown Pk, Old Dominion Dr, Towlston Rd, Leesburg Pk, Difficult Run, Dulles Toll Rd, Hunter Mill Rd and Leesburg Pike.	NA	0.00	Generally planned for low density residential with private open space, public park and retail.	Add Plan text indicating that permeable surface trails are preferred in this area except within one mile of elementary schools and commercial areas.
APR# 08-III-19UP **(Active)**	Upper Potomac		Eleanor Anderson	Area generally bounded by Potomac River, Difficult Run, Georgetown Pike, Old Dominion Drive, Towlston Road, Leesburg Pike, Difficult Run, Dulles Toll Road, Hunter Mill Road, Leesburg Pike and Loudoun Co.	NA	0.00	Generally planned for low density residential with some private recreation, private open space, public park and retail.	Add Plan text to encourage the use of pervious and semi-pervious materials for paved areas.
APR# 08-III-20UP **(Active)**	Upper Potomac		Stella Koch	Area generally bounded by Potomac River, Towlston Road, Difficult Run, Vale Road, Lee Jackson Memorial Highway, Sully Road, and Loudoun Co.	NA	0.00	Generally planned for low density residential with some private recreation, private open space, public park and retail.	Update the Environment section of the Upper Potomac Planning District Overview, and incorporate current Policy Plan guidance.

Dranesville
Supervisor District

APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
APR# 08-III-21UP **(Active)**	Upper Potomac		Kathleen J. Murphy	Area generally bounded by Potomac River, Difficult Run, Georgetown Pike, Old Dominion Drive, Towlston Road, Leesburg Pike, Difficult Run, Dulles Toll Road, Hunter Mill Road, Leesburg Pike, and Loudoun Co.	NA	0.00	Generally planned for low density residential with some private recreation, private open space, public park and retail.	Add Plan text to Public Facilities section of Upper Potomac Planning District to explore sites for a community center in planning sectors UP1, UP2 and UP3.

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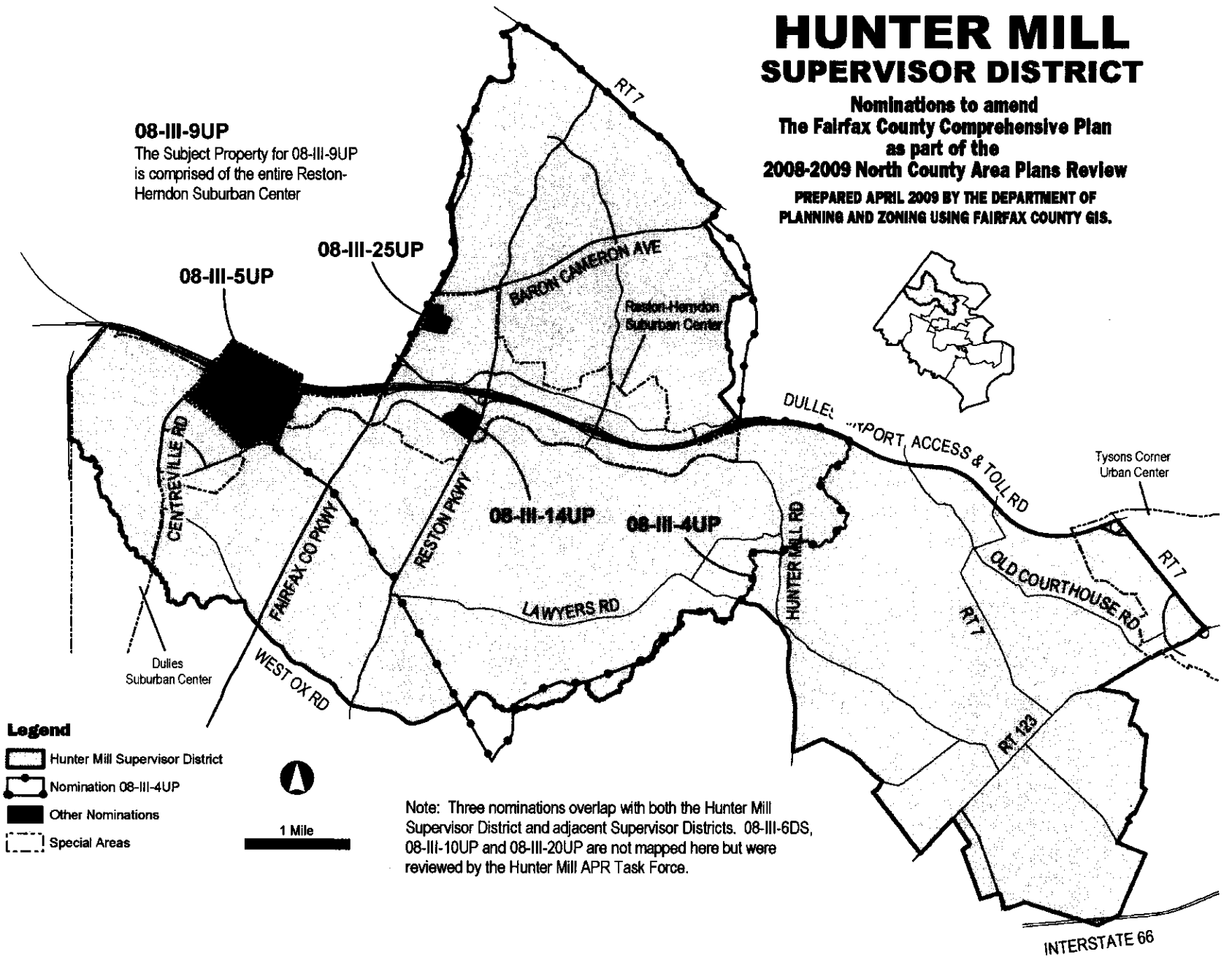
HUNTER MILL
SUPERVISOR DISTRICT

Nominations to amend
The Fairfax County Comprehensive Plan
as part of the
2008-2009 North County Area Plans Review

PREPARED APRIL 2009 BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS.

08-III-9UP
The Subject Property for 08-III-9UP is comprised of the entire Reston-Herndon Suburban Center



Legend
- Hunter Mill Supervisor District
- Nomination 08-III-4UP
- Other Nominations
- Special Areas

1 Mile

Note: Three nominations overlap with both the Hunter Mill Supervisor District and adjacent Supervisor Districts. 08-III-6DS, 08-III-10UP and 08-III-20UP are not mapped here but were reviewed by the Hunter Mill APR Task Force.

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2008-2009 Area Plans Review
North County Cycle

Hunter Mill
Supervisor District

APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
APR# 08-III-6DS **(Active-VDOT Review)**	Bull Run, Upper Potomac	Dulles Suburban Center (D-1)	David R. Gill, Esquire (McGuireWoods LLP)	South of Frying Pan Rd, west of Frying Pan Branch Stream Valley Park, east of Route 28, north of Land Unit D-2.	24-2((1))1-4,10	74.30	North of the EQC planned for public park; south of the EQC planned for office at .15 FAR. Option A: office use at .25 FAR if roadway link built and other conditions met. Option B: office use at .35 FAR if transit stop and other conditions met.	Text amendments. Option A: office and complimentary service retail use at .35 FAR. Option B: office use at .40 FAR if other conditions met.
APR# 08-III-4UP **(Active)**	Upper Potomac	Reston-Herndon Suburban Center (C, D, E, F, G, H)	John N. Thillmann (Initiative for Public Art Reston)	Reston Community Planning Sector (UP5) and Reston-Herndon Suburban Center's Land Units C, D, E, F, G and H.	NA	0.00	Reston-Herndon Suburban Center's Transit Station Area's Design Review Guidelines provide guidance for public art. The Reston Community Planning Sector Plan text is silent on provision of public art.	Incorporate text regarding public art within planning sector UP5 and the Reston-Herndon Suburban Center's Land Units C, D, E, F, G and H.

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APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
APR# 08-III-5UP **(Active)**	Upper Potomac	Reston-Herndon Suburban Center (A and B)	A. Faheem Darab (Fairfax County Department of Planning and Zoning)	General area bounded by Centreville Rd, Monroe St, Fox Mill Rd and Herndon Pkwy.	16-1((2))25;16-3((1))25D 1,25D2,25D3,25D4,29A, 29B,29C1,29D,29E;16-3 ((2))All;16-3((3))A1;16-3 ((11))1-3,4B,5A,6B,6C, 6C1,6D1,6D2,6D3,6D4, 6E,6E1,6F,7;16-3((15)) All;16-3((17))All;16-3 ((18))All;16-4((1))32B, 42A,43-46;16-4((2))23A, 24A,28B,28B1;16-4 ((14))(1)All;16-4((14))(2) All;16-4((14))(3)All;16-4 ((14))(4)All;16-4((15))(1) All;16-4((15))(2)All;16-4 ((15))(3)All;16-4((15))(4) All;16-4((15))(5)All;16-4 ((15))(6)All;16-4((15))(7) All;16-4((15))(8)All;16-4 ((15))(9)All;16-4((15)) (10)All;16-4((15))(11)All; 16-4((15))(12)All;16-4 ((15))(13)All;16-4((15)) (14)All;16-4((15))(15)All; 16-4((15))(16)All;16-4 ((15))(17)All;16-4((15)) (18)All;16-4((16))All;16-4 ((17))All;16-4((23))C,R; 16-4((24))(1)All;16-4 ((24))(2)All;16-4((24))(3) All;16-4((24))(4)All;16-4 ((24))(5)All;16-4((24))(6) All;16-4((24))(7)All;16-4 ((24))(8)All;16-4((24))(9) All;16-4((24))(10)All;16-4 ((24))(11)All;16-4((24)) (12)All	365.00	Reston-Herndon Suburban Center's Land Unit A currently includes the Worldgate development located within the Town of Herndon.	Editorial changes to Reston-Herndon Suburban Center's Land Units A and B. Changes affect Land Unit designation and text due to transfer of planning and zoning responsibilities to Town of Herndon as well as implementation of Plan recommendations.

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APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
APR# 08-III-8UP **(Deferred - Reston Master Plan Study)**	Upper Potomac		David R. Gill, Esquire (McGuireWoods LLP)	Area abutting W side of Lake Fairfax along Becontree Lake Dr.	18-1((1))8,9	47.47	An area adjacent to the western edge of Lake Fairfax Park on Colvin Run is Planned for residential use at 4-5 dwelling units per acre.	Planned residential use would be increased to 8-12 dwelling units per acre.
APR# 08-III-9UP **(Withdrawn)**	Upper Potomac	Reston-Herndon Suburban Center (A, B, C, D, E, F, G, H, I)	Heidi T. Merkel (Fairfax County Department of Planning and Zoning)	Entire Reston-Herndon Suburban Center.	NA	0.00	In 2001 text was added to the Plan to incorporate development options associated with a Bus Rapid Transit phase and a Rail phase of the Dulles Corridor Rapid Transit Project. The DCRT project subsequently was modified to eliminate the BRT phase and proceed directly to the Rail phase.	Editorial change to add text to Reston-Herndon Suburban Center that will clarify that any options that reference the Bus Rapid Transit phase of the Dulles Corridor Rapid Transit Project can be exercised at such time as there is a funding agreement to build the rail phase.
APR# 08-III-10UP **(Active-VDOT Review)**	Upper Potomac		Stuart Mendelsohn (Holland and Knight LLP)	Generally NW of Hunter Mill Rd and Sunset Hills Rd.	18-3((1))4,5;18-3((2)) 1,2A,4,6;18-3((3))2A, 3A,4A	51.43	Residential .2-.5 du/ac.	Residential/office/retail mixed use up to .35 FAR or as option up to .70 FAR.
APR 08-III-14UP **(Active)**	Upper Potomac	Reston-Herndon Suburban Center (E-5)	Heidi T. Merkel (Fairfax County Department of Planning and Zoning)	NW intersection of Sunrise Valley Dr and Reston Pkwy.	17-3((8))1A1,1B,3B1, 3B2	40.87	Sub-unit E-5 is missing Plan text that was inadvertently left out after the adoption of Plan Amendment 2000-01.	Correct an editorial error that occurred in Plan Amendment 2000-01 in 2001. No change in plan designation.

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APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
APR# 08-III-20UP **(Active)**	Upper Potomac		Stella Koch	Area generally bounded by Loudoun Co to the W, Leesburg Pk, Hunter Mill Rd, and Dulles Toll Rd to the S; Towiston Rd and Old Dominion Dr to the E; and Potomac River to the N.	NA	0.00	Generally planned for low density residential with some private recreation, private open space, public park and retail.	Modify the Environment section of the Upper Potomac Planning District Overview for Planning sectors UP1, UP2 and UP3.
APR# 08-III-22UP **(Deferred – Special Study)**	Upper Potomac	Reston-Herndon Suburban Center (E-1)	Martin D. Walsh (Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.)	SE intersection of Toll Rd and Fairfax County Pkwy.	16-4((1))26;17-((8))6,7A, 7C1,7E1	32.37	This sub-unit is located north of Sunrise Valley Drive and is planned for office use up to .50 FAR.	Increase maximum office FAR from 0.50 to 1.0 FAR. Add a rail-oriented option for parcel 17-3((8))6 to allow up to 1.5 FAR office use with conditions.
APR# 08-III-23UP **(Deferred – Special Study)**	Upper Potomac	Reston-Herndon Suburban Center (I-1)	John J. Bellaschi, Esquire (Consortium Three-Campus Commons, LLC)	SE intersection of Toll Rd and Wiehle Ave	17-4((1))33,34	11.63	Office use at .35 FAR or residential use at 30 du/ac; BRT option for mixed use up to .75 FAR with conditions.	Add a rail option for mixed use up to 2.5 FAR for entire Sub-unit with conditions.
APR# 08-III-24UP **(Deferred – Special Study)**	Upper Potomac	Reston-Herndon Suburban Center (E-4, E-5)	Jill Switkin, Agent for Brookfield Properties (Cooley Godward Kronish LLP)	SW intersection of Toll Rd and Reston Pkwy.	17-3((8))1A1,1B,2A,3B1, 3B2;17-3((8))(3A)2A,2B	67.64	Sub-unit E-4 mentions parcels 17-3((8))1A and 1B located within Sub-unit E-5. Office use at .50 FAR or residential use at up to 30 du/ac. BRT mixed use option up to 1.0 FAR for entire Sub-unit E-5 with conditions. Rail mixed use option up to 2.0 FAR for 5 acres within Sub-unit E-5 closest to rail station, with conditions.	Remove mention of parcels 17-3((8))1A and 1B from Sub-unit E-4 Plan text. Add office option up to .70 FAR for these two parcels in Sub-unit E-5. Remove BRT mixed use option of 1.0 FAR from Sub-unit E-5. Expand existing rail mixed use option allowing up to 2.0 FAR from current 5 acres to entire Sub-unit E-5 with modified conditions.

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APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
APR# 08-III-25UP **(Active – VDOT Review)**	Upper Potomac	Reston-Herndon Suburban Center (D-1)	Mark C. Looney (Cooley Godward Kronish, LLP)	NE intersection of Fairfax County Pkwy and New Dominion Pkwy.	17-1((1))3H1,15B,17; 17-1((14))101,103,105, 110,111,113,115-118, 120,201,202,205-207, 209,210,212,214,215, 218,220A,301,303, 305-313,315-317,319, 320,401A,402,404-416, 418-420;17-1((19))All; 17-1((28))100,110,120, 130,140,150,160,180, 210,220,220A,225,230, 240,250,255,260,270, 280,300,300A,335,340, 350,460	30.44	Planned and approved for a mix of uses including office, retail, residential, institutional and community-serving uses at intensities between .50 and .70 FAR.	Add an option specifically for Reston Hospital Center and associated medical office buildings to develop with a mix of institutional, office and medical facilities at up to 1.0 FAR with conditions.
APR# 08-III-26UP **(Deferred – Special Study)**	Upper Potomac	Reston-Herndon Suburban Center (F-1)	Benjamin F. Tompkins (Reed Smith)	Area between Reston Pkwy and Sunrise Valley Dr, S of Sheraton Reston.	17-3((3))1C,1D	9.96	Parcels zoned Planned Residential Community are planned for the uses and intensities approved (if applicable) for the individual parcels. The other parcels planned for office use up to .35 FAR and residential use at up to 30 du/ac. Rail-oriented mixed use option for entire Sub-unit up to 1.0 FAR, with conditions.	Clarify language relating to parcels "planned for the uses and intensities approved for the individual parcels" to reference Reston Master Plan and approved Development and PRC Plans for those parcels. In addition, remove language regarding "the other parcels planned" for office and residential use. Clarify rail option to allow for higher levels of development under approved PRC Plan. Edit mix of uses.

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APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
APR# 08-III-27UP **(Deferred – Special Study)**	Upper Potomac	Reston-Herndon Suburban Center (F-3)	Benjamin F. Tompkins (Reed Smith)	Area between Toll Rd and Sunrise Valley Dr, immediately W and N of Roland Clarke Place.	17-4((14))(1A)1-3	10.01	Parcels zoned Planned Residential Community are planned for the uses and intensities approved (if applicable) for the individual parcels. The other parcels planned for office use up to .35 FAR.	Clarify language relating to parcels "planned for the uses and intensities approved for the individual parcels" to reference Reston Master Plan and approved Development and PRC Plans for those parcels.
APR# 08-III-28UP **(Deferred – Special Study)**	Upper Potomac	Reston-Herndon Suburban Center (F-2)	Benjamin F. Tompkins (Reed Smith)	Area between Toll Rd and Sunrise Valley Dr including Sheraton Reston and Mercer Condos.	17-3((3))1E1;17-4((29))1A,2C;17-4((31))H,O	15.00	Planned for Convention/Conference Center. Option for focal area (15 acres) to be developed with mixed use at up to 1.07 FAR with conditions.	Add a rail-oriented mixed use option to allow up to 2.93 FAR for Land Unit F's focal area already permitting mixed use development at 1.07 FAR.
APR# 08-III-29UP **(Deferred – Special Study)**	Upper Potomac	Reston-Herndon Suburban Center (H-1, H-2)	Jill Switkin (Cooley Godward Kronish LLP)	General area in SW intersection of Toll Rd and Wiehle Ave.	17-((12))11A,11B,11D3, 11D4,11D5,11D7,11D8, 11D9;17-4((33))All	30.15	Office use up to .50 FAR or residential development up to 30 du/ac. 2 BRT mixed use options of up to .70 and .75 FAR with conditions. Rail-oriented mixed use option up to 1.25 FAR for 10 acres of Sub-unit closest to rail station, with conditions.	Expand rail residential mix option to two options. Option 1 includes all of Sub-Unit H-2 and increases development levels from 1.25 to 2.25 FAR with modified conditions. Option 2 includes all of Sub-Unit H-2 and increases development levels from 1.25 FAR to 2.5 FAR with conditions including provision of a 500-space Park and Ride facility or comparable parking arrangement.

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APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
APR# 08-III-30UP **(Deferred – Special Study)**	Upper Potomac	Reston-Herndon Suburban Center (E-5)	Jill D. Switkin (Cooley Godward Kronish LLP)	NE intersection of Sunrise Valley Dr and Edmund Halley Dr.	17-3((8))3B1,3B2	4.72	Office use .50 FAR or residential use up to 30 du/ac. BRT mixed use option up to 1.0 FAR. Rail mixed use option up to 2.0 FAR for 5 acres within Sub-unit closest to rail station, with conditions.	Remove language referencing approved 0.70 FAR office use. Add option for office use up to 1.5 FAR for parcels 17-3((8))3B1 and 3B2, with conditions. Not conditioned upon rail/BRT funding agreement.
APR# 08-III-31UP **(Deferred – Special Study)**	Upper Potomac	Reston-Herndon Suburban Center (D-4, D-5)	Mark C. Looney (Cooley Godward Kronish LLP)	Areas N and S of Sunset Hills Rd between Reston Pkwy and Town Center Pkwy.	17-3((1))5,5H1,29A,29B, 35B	46.29	Sub-unit D-4: Mixed use up to 1.0 FAR or residential use at up to 30 du/ac. BRT mixed use options for entire Sub-unit of up to 1.0 FAR with conditions and 1.5 FAR with conditions. Rail-oriented mixed use option of up to 2.0 FAR with conditions for 10 acres of Sub-unit D-4 closest to rail station. Sub-unit D-5: Office use up to 1.0 FAR or residential use up to 30 du/ac. BRT mixed use option for entire Sub-unit of up to 1.0 FAR with conditions.	Sub-unit D-4: Increase existing allowed mixed use up to 1.5 FAR or residential use at up to 50 du/ac. Increase existing BRT mixed use options for entire Sub-unit of up to 2.0 FAR with conditions and 2.5 FAR with conditions. Expand rail-oriented mixed use options from 10 acres closest to rail station to include entire Sub-unit and increase up to 3.5 FAR with conditions, and a second rail-oriented mixed-use option up to 5.0 FAR with conditions. Sub-unit D-5: Increase office use at 1.5 FAR. Increase existing BRT mixed use options for entire Sub-unit up to 1.5 FAR with conditions and add a second BRT mixed-use option up to 2.0 FAR with conditions. Add rail-oriented mixed use options for entire Sub-unit of up to 3.0 FAR with conditions, and 3.5 FAR with conditions.

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APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
APR# 08-III-32UP **(Deferred – Special Study)**	Upper Potomac	Reston-Herndon Suburban Center (G-7)	Mark C. Looney (Cooley Godward Kronish LLP)	N of the Toll Rd and S of Sunset Hills Rd, just S of the Post Office.	18-3((6))8	9.72	Mix of office, R&D, and industrial "flex space" uses up to .50 FAR.	Add an option for parcel 18-3((6))8 to develop in office use up to .70 FAR.
APR# 08-III-33UP **(Deferred – Special Study)**	Upper Potomac	Reston-Herndon Suburban Center (D-3)	Brian J. Winterhalter (Cooley Godwin Kronish LLP)	NW intersection of Sunset Hills Rd and Town Center Pkwy.	17-3((1))28A,28B,28C	13.80	Office use between .80-.90 FAR or residential use at up to 30 du/ac. BRT mixed use option at 1.0 FAR with conditions.	Add two options for parcels 17-3((1))28A, 28B and 28C: Option for mixed use up to 1.25 FAR with conditions. Rail-oriented mixed use option up to 2.5 FAR with conditions.
APR# 08-III-34UP **(Deferred – Special Study)**	Upper Potomac	Reston-Herndon Suburban Center (G-4)	Phillip London, Agent for 11465 SH1, LC (c/o Comstock Companies)	NW intersection of Wiehle Av and Toll Rd.	17-4((1))17A,17B,20; 17-4((19))1-4,5A,6A; 17-4((20))(A)All; 17-4((20))(B)All; 17-4((20))(C)All; 17-4((20))(D)All; 17-4((20))(E)All; 17-4((20))(F)All; 17-4((20))(G)All; 17-4((24))All	33.95	Office use at .50 FAR or residential use at up to 30 du/ac. Two BRT mixed use options at .70 and 1.5 FAR. Both with conditions. Rail-oriented mixed use option for 17 acres within Sub-unit G-4 closest to rail station, up to 2.5 FAR with conditions.	Increase existing BRT mixed use option to 1.0 FAR with edited mix of uses and conditions. Edit existing BRT mixed use option of 1.5 FAR to create different mix of uses and conditions. Add rail-oriented mixed use option at 2.0 FAR, with conditions, for entire Sub-unit G-4. Expand existing rail-oriented mixed use option to apply to entire Sub-unit G-4 with edited mix of uses and conditions including allowing individual developments to exceed 2.5 FAR.

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APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
APR# 08-III-35UP **(Deferred – Special Study)**	Upper Potomac	Reston-Herndon Suburban Center (G-5, G-6)	Mark C. Looney (Cooley Godward Kronish LLC)	NE intersection of Wiehle Ave and Toll Rd.	17-4((18))All;17-4((21)) All;18-3((6))All	28.50	Sub-unit G-5: Office use at .50 FAR or residential use at 30 du/ac. BRT mixed use option at 1.0 FAR with conditions. Rail-oriented mixed use option at 1.5 FAR with conditions. Sub-unit G-6: Office use at .50 FAR or residential use at 30 du/ac. BRT mixed use option at 1.0 FAR with conditions.	G-5: Increase existing rail-oriented mixed use option to 2.0 FAR. Add a second rail-oriented mixed use option at 2.5 FAR with conditions. G-6: Add two rail-oriented mixed use options up to 1.5 FAR and 2.0 FAR with conditions.
APR# 08-III-36UP **(Deferred – Special Study)**	Upper Potomac	Reston-Herndon Suburban Center (C-3, C-4)	Brian Winterhalter (Cooley Godward Kronish, LLC)	SW intersection of Toll Rd and Fairfax County Pkwy.	16-4((1))14B,28,29	37.61	Sub-unit C-3: Office use up to .50 FAR. Two BRT mixed use options at .70 and 1.0 FAR with conditions. Rail-oriented mixed use option at 1.5 FAR with conditions for 9 acres closest to rail station. Sub-unit C-4: Office use up to .50 FAR. BRT mixed use option at 1.0 FAR with conditions.	Sub-unit C-3: Increase existing BRT mixed use options to 1.0 and 1.5 FAR with edited mix of uses and conditions. Increase and expand existing rail-oriented mixed use option to include entire Sub-unit at 2.5 FAR with edited mix of uses and conditions. Sub-unit C-4: Increase existing BRT mixed use option to 1.25 FAR with edited conditions. Add rail-oriented mixed use option at 2.0 FAR with conditions.

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APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
APR# 08-III-37UP **(Deferred – Special Study)**	Upper Potomac	Reston-Herndon Suburban Center (G-4)	David R. Gill, Esquire (McGuireWoods LLP)	NW intersection of Wiehle Av and Toll Rd.	17-4((1))17A,17B,20; 17-4((19))1-4,5A,6A; 17-4((20))(A)All; 17-4((20))(B)All; 17-4((20))(C)All; 17-4((20))(D)All; 17-4((20))(E)All; 17-4((20))(F)All; 17-4((20))(G)All; 17-4((24))All	33.95	Office use at .50 FAR or residential use at up to 30 du/ac. Two BRT mixed use options at .70 and 1.5 FAR. Both with conditions. Rail-oriented mixed use option, for 17 acres within Sub-unit G-4 closest to rail station, up to 2.5 FAR with conditions.	Expand existing rail-oriented mixed use option from 17 acres closest to rail station to include entire sub-unit except for one approximately 5 acre parcel. Allow for individual parcels to exceed a 2.5 FAR limitation. Edit conditions.
APR# 08-III-38UP **(Deferred – Special Study)**	Upper Potomac	Reston-Herndon Suburban Center (E-4)	Inda E. Stagg, Agent (Walsh, Colucci, Lubeley, Emrich & Walsh, PC)	Area in SW intersection of Toll Road and Reston Pkwy, N of Edmund Halley Dr.	17-3((8))2A;17-3((8))(3A)2A,2B	26.78	Office use at .50 FAR or residential use up to 30 du/ac. Option for office use at .70 FAR for 3 specific parcels. 2 BRT options at 1.0 and 1.25 FAR with conditions. Rail-oriented mixed use option at 2.0 FAR, with conditions, for 8 acres closest to rail station.	Edit 2 BRT options mix of uses. Increase and expand existing rail-oriented mixed use option to 3.0 FAR and across the entire Sub-unit. Edit conditions as well.

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Hunter Mill
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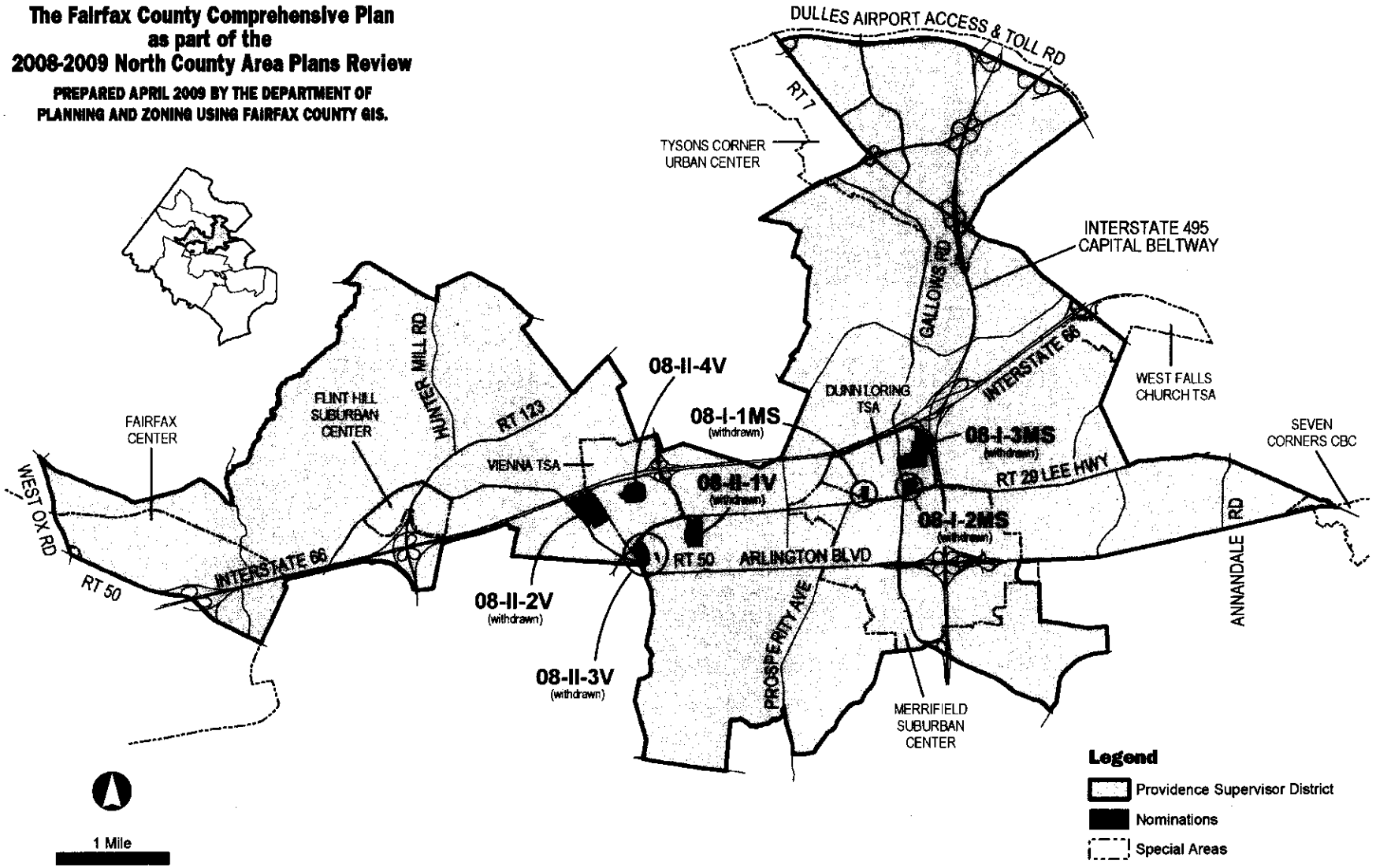
APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
APR# 08-III-39UP **(Deferred – Special Study)**	Upper Potomac	Reston-Herndon Suburban Center (H-1, H-2)	Martin D. Walsh (Walsh, Colucci, Lubeley, Emrich & Walsh, PC)	SW intersection of Toll Rd and Wiehle Ave.	17-4((12))11A,11B, 11D3,11D4,11D5,11D7, 11D8,11D9;17-4((33))All	30.15	Office use up to .50 FAR or residential development up to 30 du/ac. 2 BRT mixed use options of up to .70 and .75 FAR with conditions. Rail-oriented mixed use option up to 1.25 FAR for 10 acres of Sub-unit closest to rail station, with conditions.	Remove BRT mixed use option at .70 FAR and increase existing BRT mixed use option of .75 FAR to 1.25 FAR. Increase and expand existing rail-oriented mixed use option from 1.25 FAR to 2.0 FAR and from 10 acres to entire Sub-unit. Edit mix of uses and conditions. Add second rail-oriented mixed use option at 2.5 FAR with conditions including provision of a park and ride facility.
APR# 08-III-40UP **(Deferred – Special Study)**	Upper Potomac	Reston-Herndon Suburban Center (F-3)	Martin D. Walsh, Esquire (Walsh, Colucci, Lubeley, Emrich & Walsh, PC)	NW intersection of Sunrise Valley Dr and Association Drive's western end.	17-4((1))10	9.92	Office use up to .35 FAR	Add option for office use up to .50 FAR for nominated parcel only. Add rail-oriented mixed use option up to 1.5 FAR for nominated parcel only. Does not include residential use.
APR# 08-III-41UP **(Deferred – Special Study)**	Upper Potomac	Reston-Herndon Suburban Center (G-4)	Martin D. Walsh (Walsh, Colucci, Lubeley, Emrich & Walsh, PC)	NW intersection of Wiehle Av and Toll Rd.	17-4((1))17A,17B,20; 17-4((19))1-4,5A,6A; 17-4((20))(A)All; 17-4((20))(B)All; 17-4((20))(C)All; 17-4((20))(D)All; 17-4((20))(E)All; 17-4((20))(F)All; 17-4((20))(G)All; 17-4((24))4A,4B	25.02	Office use at .50 FAR or residential use at up to 30 du/ac. Two BRT mixed use options at .70 and 1.5 FAR. Both with conditions. Rail-oriented mixed use option, for 17 acres within Sub-unit G-4 closest to rail station, up to 2.5 FAR with conditions.	Edit existing rail-oriented mixed use option of 2.5 FAR with a condition allowing up to 3.5 FAR for parcel numbers 17-4((1))17A, 17B and 20 if a 1000-space Park and Ride facility is provided in Sub-unit H-2.
APR# 08-III-42UP **(Deferred – Special Study)**	Upper Potomac	Reston-Herndon Suburban Center (E-3)	John J. Bellaschi, Esquire (Agent for Clover Sunrise, Limited Partnership)	NE intersection of Sunrise Valley Dr and Mercator Dr.	17-3((8))5A,5B	4.71	Office use up to .50 FAR or residential use up to 30 du/ac. BRT mixed use option up to 1.0 FAR with conditions.	Add rail-oriented mixed use option up to 1.5 FAR for parcels 17-3((8))5A and 5B with conditions.

PROVIDENCE
SUPERVISOR DISTRICT

Nominations to amend
The Fairfax County Comprehensive Plan
as part of the
2008-2009 North County Area Plans Review

PREPARED APRIL 2009 BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS.



Providence
Supervisor District

APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
APR# 08-I-1MS **(Withdrawn)**	Jefferson	Dunn Loring Metro Station TSA, Merrifield Suburban Center (C7)	Keith C. Martin, Agent for Brenizer Properties, LLC	NE corner of Hilltop Rd & Dorr Ave intersection.	49-1((13))31,32	4.56	Warehouse and industrial uses to remain as existing.	Mixed use up to 2.0 FAR.
APR# 08-I-2MS **(Withdrawn)**	Jefferson	Dunn Loring Metro Station TSA, Merrifield Suburban Center (B5)	Francis A. McDermott (Hunton & Williams)	N of Lee Hwy, E of Gallows Rd.	49-2((1))26C,27,28,28A, 34B;49-4((1))55	9.567	Retail use with Opt.1 for retail or office/ retail mixed-use up to .65 FAR with conditions; Opt. 2 for mixed-use and/or hotel use up to 1.05 FAR with conditions.	Office, residential, hotel, retail mixed-use up to 1.5 FAR.
APR# 08-I-3MS **(Withdrawn)**	Jefferson	Dunn Loring Metro Station TSA, Merrifield Suburban Center (B2)	David R. Gill, (McGuireWoods)	SW of I-66 and I-495 interchange; E of Gallows Rd; N of Providence Forest Dr.	49-2((1))37,39,40,48,53	38.36	Residential use at 16-20 du/ac; option: residential use at 30-40 du/ac conditions.	Residential mixed-use at 1.45 FAR to 1.85 FAR with conditions.
APR# 08-II-1V **(Withdrawn)**	Vienna		Lynne J. Strobel, Agent for Federal Realty Investment Trust (Walsh, Colucci, Lubeley, Emrich & Walsh, PC)	SE corner of Lee Hwy and Nutley St.	48-4((1))12F	25.18	Retail up to .35 FAR.	Option to add residential uses as part of a mixed use center up to .80 FAR.
APR# 08-II-2V **(Withdrawn)**	Vienna		Lisa M. Chiblow Agent for Christopher Land LLC (McGuire Woods LLP)	S of I-66, E of Blake Ln, W of East Blake Lane Park.	48-3((1))12F,12G,12H, 12J,12K,52;48-3((4))1-34,36-40,C,D1,D2,D5, D6;48-3((17))All; 48-3 ((22)) All	37.25	Residential 1-2 du/ac; 2-3 du/ac; 3-4 du/ac.	Residential limited mix.
APR# 08-II-3V **(Withdrawn)**	Vienna		David R. Gill, Agent for UDR, Inc. (McGuire Woods LLP)	SE of the Lee Hwy and Blake Ln intersection.	48-3((1))53;48-4((1))3, 3A1,3B,3B1	16.06	Residential 8-12 du/ac.	Residential mixed-use up to 1.57 FAR.

Providence
Supervisor District

APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
APR# 08-II-4V **(Active)**	Vienna	Vienna Metro Station TSA (C)	Timothy S. Sampson, Agent for Vienna Metro LLC (Walsh, Colucci, Lubeley, Emrich & Walsh, PC)	S of Vienna Transit Station, W of Hunters Branch Condos.	48-2((24))B,C pt.,D	28.91	Residential use at 4-5 du/ac; Opt 1 for residential use at 16-20 du/ac and 12-16 du/ac with conditions; Opt 2 for mixed-use up to 2.25 FAR in core area with conditions.	Substitute 700,000 s.f. of residential use in core area for 700,000 s.f. of office use in core area, 2.25 FAR to remain.

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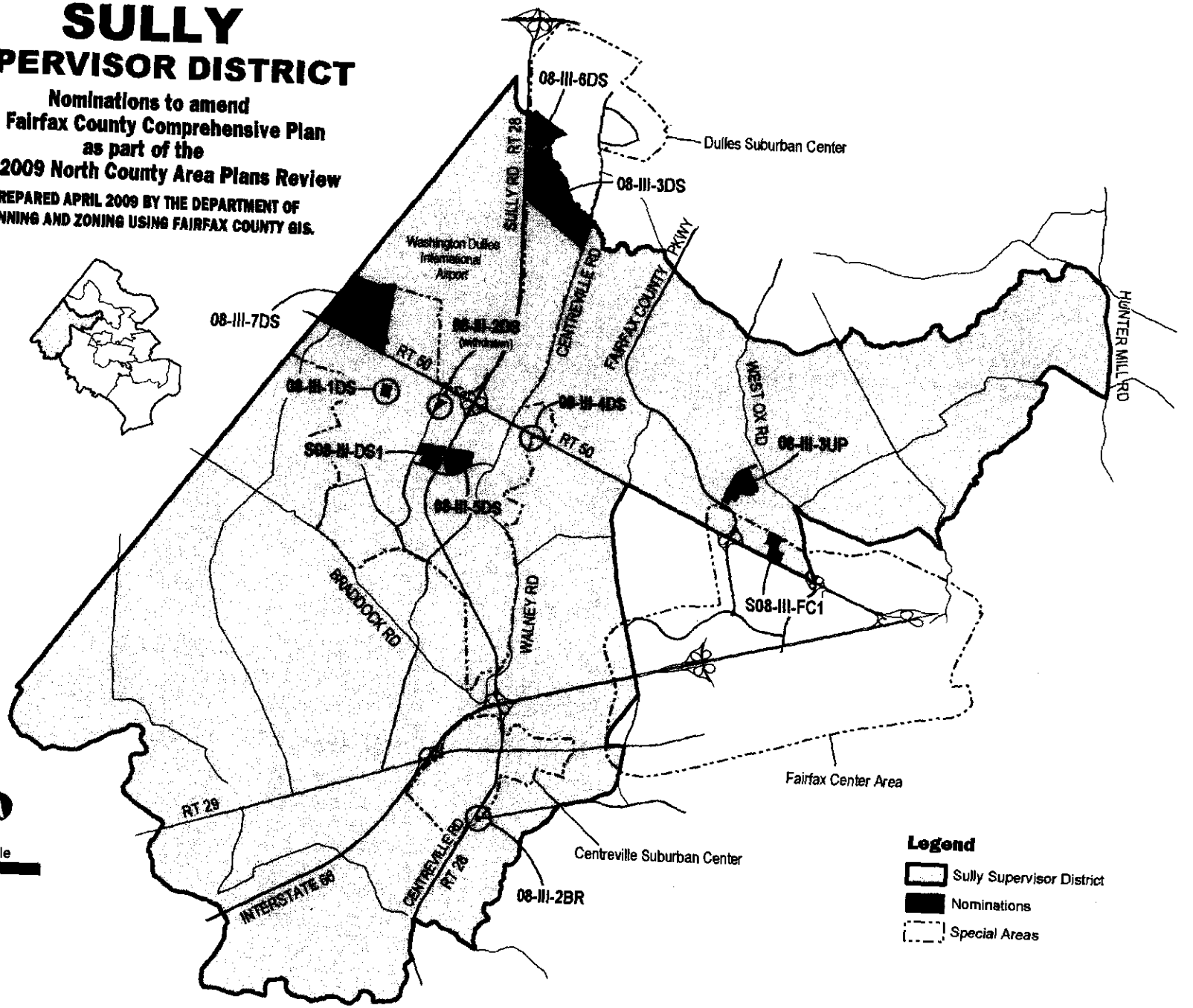
SULLY
SUPERVISOR DISTRICT

Nominations to amend
The Fairfax County Comprehensive Plan
as part of the
2008-2009 North County Area Plans Review

PREPARED APRIL 2009 BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS.



2008-2009 Area Plans Review
North County Cycle

Sully
Supervisor District

APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
APR# 08-III-1BR **(Denied at screening)**	Bull Run		John E. Cowles, Manager and Member (Old Bull Run, LC)	Located S of Lee Hwy and N. of I-66. Bounded by Bull Run and Fairfax/Prince William County line to the S., Bull Run Post Office Rd to the E, and quarry operations to the N.	64-3((1))2	116.53	Residential .1-.2 du/ac and public parkland.	Office and industrial.
APR# 08-III-2BR **(Active)**	Bull Run	Centreville Suburban Center (C-8)	Carol A. Hawn, WFCCA Secretary	SW corner of Centreville Rd and New Braddock Rd.	65-2((1))17;65-2((2))2	1.33	Low-intensity Office use at FAR up to .20	S. of New Braddock Rd: Remove from Land Bay C-8, private open space with option for residential up to 5-8 du/ac.
APR#08-III-1DS **(Active)**	Bull Run	Dulles Suburban Center (H)	David S. Houston, Agent for Pohanka of Chantilly, Inc. (Pillsbury Winthrop Shaw Pittman LLP)	Along the W side of Stonecroft Blvd, S. of Pepsi Pl, N of Stonecroft Center Ct.	34-3((1))1D	9.86	Industrial, research and development, and industrial/flex uses up to a maximum FAR of .35.	An optional use of Parcel 34-3((1))1D is an expansion of the existing adjacent auto park, not to exceed .35 FAR.
APR# 08-III-2DS **(Withdrawn)**	Bull Run	Dulles Suburban Center (I)	Martin D. Walsh, Attorney/Agent for Chantilly 50 28 Assoc. LP (Walsh, Colucci, Lubeley, Emrich & Walsh, PC)	At the SE corner of Lee Rd and Chantilly Crossing Ln, N and W of the EQC.	34-3((13))3	5.09	Options allows for restaurants, hotels, private recreation uses, and a furniture store.	Retail or other planned uses that would complement tourist-oriented uses to the N. of Chantilly Crossing Lane and existing retail to the west and to the south. Remove condition to provide commitment to active recreation.

2008-2009 Area Plans Review
North County Cycle

Sully
Supervisor District

APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
APR# 08-III-3DS **(Active)**	Bull Run, Upper Potomac	Dulles Suburban Center (D-2)	Bernard S. Suchicital (Fairfax County, Department of Planning and Zoning)	E of Sully Rd, N of McLearen Rd, W of Centreville Road, S and W of Horsepen Run.	24-2((1))11A,11C1, 11C2,12,12A,12C,13A, 14A,14B,14C,15-17,19, 20,21A,22D,22E; 24-2((8))All;24-2((10))All;24-4((1)) 1-3,5A,5B,11A,11B; 24-4((6))All;25-3((16))All	265.00	Light industrial, industrial/flex, office use, and the former Redskins Park.	Revisions to acknowledge current land uses such as Rachel Carson Middle School, departure of Redskins Park, and Creekside neighborhood. Replan parcel E. of middle school for office use up to 0.5 FAR.
APR# 08-III-4DS **(Active)**	Bull Run	Dulles Suburban Center (E-4)	Bernard S. Suchicital (Fairfax County, Department of Planning and Zoning)	SW corner of Elmwood St and Rt 50.	34-4((1))52A	.55	Tax Map parcel 34-4((1))52A is planned for retail use up to .08 and .20 FAR.	Retail use up to .08 FAR for Tax Map parcel 34-4((1))52A.
APR# 08-III-5DS **(Active)**	Bull Run	Dulles Suburban Center (E-3)	Francis A. McDermott (Hunton & Williams)	Bounded by Sully Rd on the W, Willard Rd to the S., Brookfield Corporate Dr to the E, and the Sullyfield Business Park to the N.	44-1((9))A,B,C,D1,E2, F2,F3	49.50	Non-residential mixed-use up to 0.5 FAR.	Non-residential mixed-use up to 0.7 FAR.
APR# 08-III-6DS **(Active – VDOT Review)**	Bull Run, Upper Potomac	Dulles Suburban Center (D-1)	David R. Gill, Esquire (McGuireWoods LLP)	S of Frying Pan Rd, W. of Frying Pan Branch Stream Valley Park, E. of Route 28, N of Land Unit D-2.	24-2((1))1-4,10	74.30	N. of the EQC planned for public park; S. of the EQC planned for office up to .15 FAR. Option A: office use up to .25 FAR if roadway link built and other conditions met. Option B: office use up to .35 FAR if transit stop and other conditions met.	Text amendments. Option A: office and complimentary service retail use up to .35 FAR. Option B: office use at .40 FAR if other conditions met.

2008-2009 Area Plans Review
North County Cycle

Sully
Supervisor District

APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
APR# 08-III-7DS **(Active)**	Bull Run	Dulles Suburban Center (F1)	William McCauley Arnold (McCandlish Lillard)	Rt 50, E of Fairfax/ Loudoun County line, S. of Dulles Airport, W of Stonecroft Blvd.	23-4((1))1;33-2((1))1,2B 2,2C,3,4,5B2,5D,5E,5F, 13;33-2((2))7-9,9A,10, 10A,10B,11,11B,12,13, 13A,13C,14,14A,15, 15A,15B,15C,16,16A, 17,18,18A,19,20,20A, 20B,20C,20D,20E,21; 33-2((7))(A)All;33-2((7)) (B)All;33-2((9))(A)All; 33-2((9))(B)All;33-2((9)) (C)All; 33-2((12))All; 34-1((2))11A,13B	265.00	High quality campus-style office and industrial/flex use up to .35 FAR.	In addition to current Plan language, allow I-5 Zoning District uses.
APR# 08-III-3UP **(Active – VDOT Review)**	Upper Potomac		Timothy S. Sampson, Attorney/Agent for Inova Health Care Services (Walsh, Colucci, Lubeley, Emrich & Walsh, PC)	E and S of Rugby Rd and Ox Trail, N and S of Alder Woods Dr.	45-2((1))41B1,41L,41L3, 41L5;45-2((2))38,39A, 39B,46A1,51A1	69.48	Hospital and related low-intensity ancillary medical office, service uses and clinics with conditions, up to 0.30 FAR.	Increase up to 0.40 FAR, allow additional vehicle access to property.
APR# 08-III-20UP **(Active)**	Upper Potomac		Stella Koch	Area generally bounded by Loudoun Co to the W, Leesburg Pk, Hunter Mill Rd, and Dulles Toll Rd to the S; Towlston Rd and Old Dominion Dr to the E; and Potomac River to the N.	NA	0.00	Generally planned for low density residential with some private recreation, private open space, public park and retail.	Modify the Environment section of the Upper Potomac Planning District Overview for Planning sectors UP1, UP2 and UP3.

2008-2009 Area Plans Review
North County Cycle

Sully
Supervisor District

APR #	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR	GENERAL LOCATION	TAX MAP #	AC.	CURRENT PLAN	NOMINATED CHANGE
S08-III-DS1 **(Active – VDOT Review)**	Bull Run	Dulles Suburban Center (I)	Supervisor Michael R. Frey	E of Lee Rd, N of Willard Rd, W of Sully Rd.	34-3((14))2-4,6,B;44-1 ((17))1,5,A,C	38.88	Light industrial and industrial/flex, up to .35 FAR, with option for high-quality hotel and/or mixture of office and industrial/flex uses.	Allow option for office/hotel use up to 1.0 FAR as part of a mixed-use development.
S08-III-FC1 **(Active)**	Upper Potomac	Fairfax Center (Land Unit A / Sub Unit A5)	Supervisor Michael R. Frey	NE corner of Rt 50 and Fair Ridge Dr.	46-3((1))15A1,15A2, 15A3, 15A4	28.05	Low intensity office, retail and Institutional use not to exceed .25 FAR at the overlay level. Option: Hotel use with an overall intensity not to exceed .15 FAR, may be considered on the Rt 50 frontage as an alternative to planned low intensity mix of uses.	Change 90,000 sf of Office space to 100 units of affordable elderly housing.

A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2008-2009 NORTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: DRANESVILLE **APR ITEM(S):** 08-III-13UP

NOMINATOR(S): Eric Knudsen

ACREAGE: N/A

TAX MAP I.D.: Portions of Tax Map 6-4, 7-3, 11-2, 12-1, 12-2, 13-1 and 13-4 traversed by Georgetown Pike

GENERAL LOCATION: Entire segment of Georgetown Pike within the Upper Potomac Planning District. Properties abutting Georgetown Pike from Leesburg Pike to Difficult Run, approximately 205.30 acres.

PLANNING AREA: III
District: Upper Potomac
Sector: Riverfront (UP1), Springvale (UP2) and Hickory (UP3)
Special Areas: N/A

ADOPTED PLAN MAP: N/A

ADOPTED PLAN TEXT: "Georgetown Pike has been designated as a Virginia Byway. The current roadway alignment should be maintained. Scenic and conservation easements should be sought along Georgetown Pike wherever practical for the preservation of the historic and scenic significance and beauty of the corridor."

For complete Plan text see: http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/upperpotomac.pdf

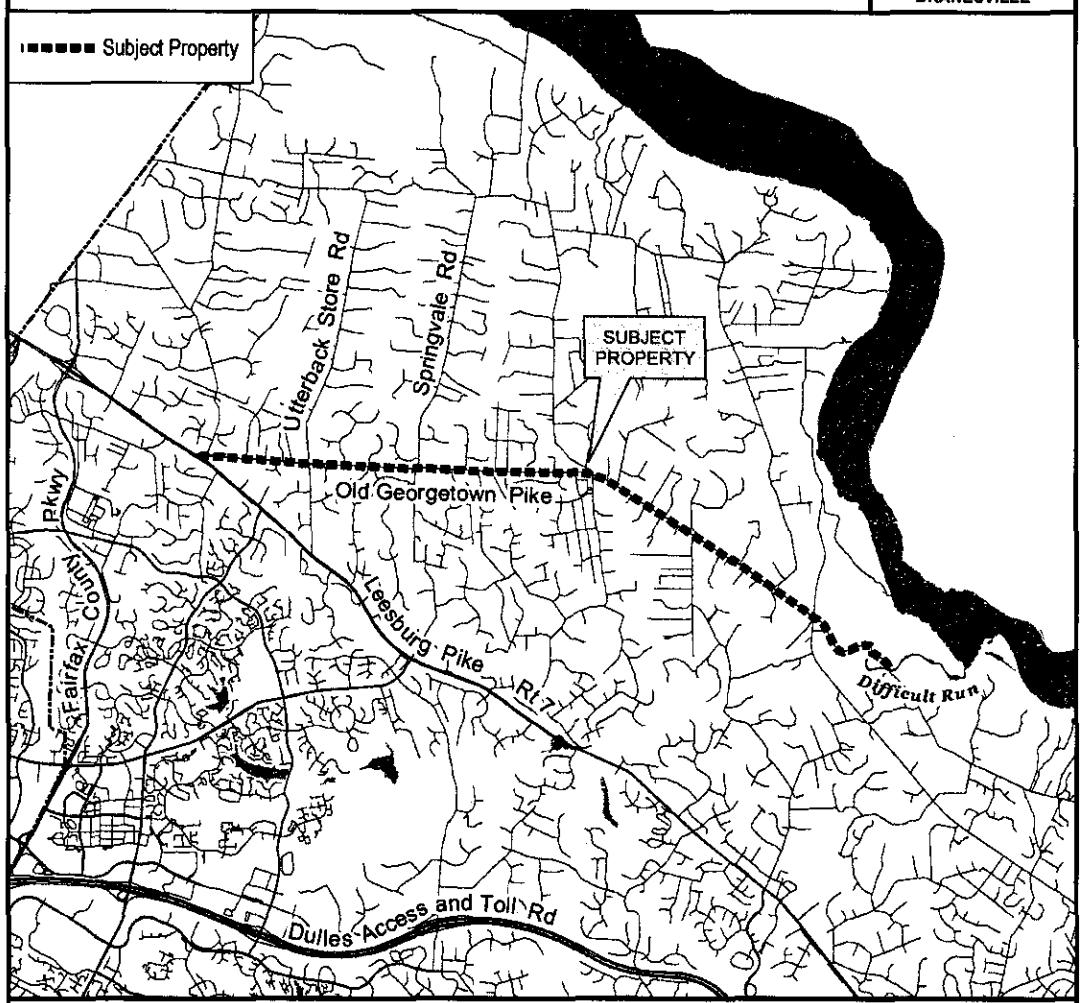
PROPOSED PLAN AMENDMENT: Add new text noting eligibility for the National Register of Historic Places and the Virginia Landmarks Register, and limiting densities within 100 – 150 feet of Georgetown Pike in the Upper Potomac Planning District

SUMMARY OF STAFF RECOMMENDATION:
___ Approve Nomination As Submitted
_X_ Approve Staff Alternative
____Retain Adopted Plan

Staff supports indicating that the road is eligible for listing on the Virginia Landmarks Register and the National Register of Historic Places. With respect to setbacks, Staff does not support adding text to limit densities along Georgetown Pike beyond those currently recommended in the Comprehensive Plan.

LOCATION MAP FOR SUBJECT PROPERTY
THE SUBJECT PROPERTY FOR 08-III-13UP IS GEORGETOWN PIKE BETWEEN ROUTE 7 AND DIFFICULT RUN

2008-2009 NORTH COUNTY APR #
08-III-13UP
DRANESVILLE



Subject Property Current Plan: G'town Pike ROW should be maintained in it current configuration. Virginia Byway designation. Road widening has been opposed by residents due to scenic and historic character so other traffic mitigation methods should be utilized. Recommended that conservation easements should be sought to preserve scenic and historic character

Nominated Plan Change: In addition to above text, add the following: G'town Pike is eligible for listing on Virginia Landmarks Register and National Register of Historic Places. In order to protect the aesthetic character of G'town Pike, Fairfax County should limit densities on the land abutting the Pike running in a band on both sides to a depth of 100 to 150 feet beyond the VDOT ROW.

Staff Recommendation: Staff alternative – Georgetown Pike is eligible for listing on the National Register of Historic Places and on the VA Landmarks Resister.

6000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
BASE MAP DATA CURRENT TO MARCH 2009

CONTEXT

General Location:

The proposed nomination concerns the segment of Georgetown Pike within the Upper Potomac Planning District. This segment extends from Old Dominion Drive on the east to Leesburg Pike (Route 7) on the west.

Existing and Planned Land Use

The segment of Georgetown Pike that lies within the Upper Potomac Planning District is a two-lane road that traverses scenic areas of rolling hills. It is primarily developed with single family houses on large lots. Some of the structures are historically significant. Georgetown Pike also runs through the Village of Great Falls, a small commercial and civic center that contains some historic structures, and a smaller commercial area in the vicinity of the Seneca Square Shopping Center at the intersection of Leesburg Pike and Georgetown Pike.

Georgetown Pike is eligible for listing on the National Register of Historic Places and the Virginia Landmarks Register. It is listed as a Virginia Byway which is a historic and scenic roadway designation of the Commonwealth of Virginia.

PLANNING HISTORY

During the Planning Horizons process of the early 1990's, language was added to the new Environment section for the McLean Planning District that identified Georgetown Pike as a prominent aesthetic feature of the District, and recommended limiting land use densities to a depth of 100-150 feet in a band of land running along Georgetown Pike within the McLean Planning District. The nomination seeks to update information regarding historic register eligibility and to replicate this text for the segment of Georgetown Pike in the Upper Potomac Planning District

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, Amended through, 6-30-2008, Riverfront (UP1), Springvale (UP2), Hickory (UP3) Planning Sectors, Transportation section:

> "Georgetown Pike should be maintained within its existing right-of-way. Center turn lanes and deceleration and acceleration lanes should be discouraged and curb cuts should not be allowed unless no other alternative exists. Georgetown Pike is commonly acknowledged to contain some traffic hazards. However, it is generally acceptable in its present condition to local residents. It has been designated a Virginia Byway. Major changes in alignment or widening the road would damage the scenic and historic character and the historic integrity of the Byway and have been strongly opposed by residents of adjacent areas. Planning efforts should focus on other means of dealing with

traffic volume in order to maintain this Byway. Scenic and conservation easements should be sought along Georgetown Pike wherever practical for the preservation of the historic and scenic significance and beauty of the corridor."

NOMINATED PLAN AMENDMENT

Replace the current Plan text, which is the same in the Transportation section of Planning Sectors UP1, UP2 and UP3 (as cited previously) with the following new text (new text is underlined, text to be deleted is in strikethrough format, existing text to remain is in normal type):

"Georgetown Pike, which has been designated a Virginia Byway and determined eligible for listing on the Virginia Landmarks Register and the National Register of Historic Places, should be maintained within its existing right-of-way. Center turn lanes and deceleration and acceleration lanes should be discouraged and curb cuts should not be allowed unless no other alternative exists. Georgetown Pike is commonly acknowledged to contain some traffic hazards. However it is generally acceptable in its present condition to local residents. ~~It has been designated a Virginia Byway.~~ Major changes in alignment or widening the road would damage the scenic and historic character and historic integrity of the Byway and have been strongly opposed by residents of adjacent areas. Planning efforts should focus on other means of dealing with traffic volume in order to maintain this Byway. Scenic and conservation easements should be sought along Georgetown Pike wherever practical for the preservation of the historic and scenic significance and beauty of the corridor. In order to protect the aesthetic character of Georgetown Pike, Fairfax County should limit densities on the land abutting the Pike running in a band on both sides to a depth of 100 to 150 feet beyond the VDOT right-of-way."

ANALYSIS

The Plan amendment nomination proposes that the County limit densities in a band running along Georgetown Pike for a depth of 100 to 150 feet. The proposed text is taken from another part of the Comprehensive Plan where it appears in the McLean Planning District Overview, under the Environment subheading and applies to a segment of Georgetown Pike located to the east. This language for McLean has been in the Comprehensive Plan for more than 15 years. Similar to the Upper Potomac Planning District, the properties abutting Georgetown Pike in McLean are zoned RE and R-1. The Upper Potomac segment differs in that retail and office uses also front on Georgetown Pike.

Implementation

There is an issue of whether the proposed buffer language could be implemented effectively. The Comprehensive Plan is consulted when a zoning action is proposed, but not in the case of by-right development. In McLean, it does not appear that the text has had any impact on the character of Georgetown Pike because there have been no identified rezoning actions and only a few special exception actions on this segment of Georgetown Pike. These special exceptions

were for private schools and churches and concerned requests for adding additional facilities such as class rooms and sports courts. The structures on these parcels were already set back from the Pike beyond the current required front yard setbacks in the RE and R-1 zoning districts. In addition, the current Plan contains the following language with regard to special exceptions and special permits: "In this planning sector, uses requiring special permits and special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area." This language would cover setback distances and is sufficient guidance to insure that these types of properties do not have an adverse impact on the Pike's historic and scenic character and appears in the Land Use sections of UP1, UP2 and UP3 Planning Sectors.

In the case of by-right residential development, if a home is newly constructed, rebuilt or renovated in accordance with the existing zoning district, then the Comprehensive Plan would not be consulted and no additional setbacks beyond those of the current zoning district would be sought. By-right residential development is required to meet a minimum front yard setback of 40 feet in the R-1 district and 50 feet in the RE district.

There are certain commercial uses that are required to obtain a special exception permit in the C-2, C-6 and C-8 districts. These include service stations, drive-through banks and carwashes. Other commercial uses such as stores and offices that develop or redevelop under by-right zoning would only have to meet a minimum front yard setback of 25 feet in the C-2 Zoning District and 40 feet in the C-6 and C-8 Zoning Districts. If the guidance pertaining to setbacks were adopted, the construction or redevelopment of certain types of business which might be beneficial to the community could be limited, because many properties are of a shallow depth and cannot provide deep setbacks.

During consideration of the item, the Dranesville APR Task Force and staff considered alternate versions of the nomination. One alternate encouraged "setbacks that preserve and protect the historic significance and scenic beauty of Georgetown Pike." A second version, initially supported by staff, excluded commercial properties.

To better understand the character of development along the Pike, an aerial map was overlaid with setback lines of 50, 75 and 150 feet. The exercise revealed that within the Upper Potomac Planning District, almost all residential properties are within at least 75 feet of the roadway (over 80 homes), and all commercial properties fall within 50 feet of the roadway. As the determination of eligibility for the National Register of Historic Places and Virginia Landmarks Register attests, the character of the Pike is not diminished by the presence of structures fairly close to the Road. The exercise also brought into question the appropriateness of exempting businesses because there are many residential structures that are similarly situated. Finally because there is little opportunity for the setback language to be implemented, staff believes that adding the text to the Comprehensive Plan could create unrealistic expectations as to what will happen when properties develop under the existing zoning.

RECOMMENDATION

Staff recommends that the Comprehensive Plan be amended to reflect Georgetown Pike's designation as a Virginia Byway, and determination of eligibility for listing on the Virginia Landmarks Register and the National Register of Historic Places. Staff does not support the portion of the nomination that recommends establishing wide setbacks along the road. Recent research demonstrates that many existing residential and commercial structures are located fairly close to Georgetown Pike. In addition, the current Plan contains text that recommends a more rigorous level of review for uses that are allowed by special exceptions or special permit that would ensure that the historic and scenic character of Georgetown Pike is protected, which does not support the need for additional setback recommendations in the Comprehensive Plan.

Regarding the approach to exempt some properties, staff believes that unequal application of the recommendation could undermine the National Register and Virginia Landmarks determination. Conversely, applying the text encouraging setbacks to the entire segment could inadvertently limit the sustainability of the small commercial areas and establish unrealistic expectations in the residential areas, both of which have structures in close proximity to the road. Given that the Byway designation and the historic eligibility determinations were made absent the proposed text, Staff does not find adequate justification to support adding text encouraging the establishment of wide setbacks along Georgetown Pike.

Staff recommends that the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined, text proposed to be deleted is shown as ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, Amended Through June, 30 2008, Riverfront (UP1), Springvale (UP2), Hickory (UP3) Planning Sectors, Transportation section:

"Georgetown Pike, which has been designated a Virginia Byway and determined eligible for listing on the Virginia Landmarks Register and the National Register of Historic Places, should be maintained within its existing right-of-way. Center turn lanes and deceleration and acceleration lanes should be discouraged and curb cuts should not be allowed unless no other alternative exists. Georgetown Pike is commonly acknowledged to contain some traffic hazards. However it is generally acceptable in its present condition to local residents. ~~It has been designated a Virginia Byway~~...."

NOTE: The Comprehensive Plan Map would not change.

APR
Area Plans Review

2008-2009 NORTH COUNTY AREA PLANS

APR# 08-III-13UP

NOMINATION FORM

REVISED

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: Eric Knudsen Daytime Phone: 571.259.8262

Address: 808 Golden Arrow St
Great Falls, VA 22066

Nominator E-mail Address: m.eric.knudsen@gmail.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

THIS BOX FOR STAFF USE ONLY

Date Received: 6/27

Date Accepted: 9-2-08 cor

Planning District: UPPER POTOMAC

Special Area:

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.)

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
Co-Chair, Transportation Com., Great Falls Citizens Assoc. (GFCA)

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☒ Dranesville ☐ Hunter Mill ☐ Providence ☐ Sully

Total number of parcels nominated: N/A

Total aggregate size of all nominated parcels (in acres and square feet): N/A acres N/A square feet

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☒ No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) ☒ Yes ☐ No

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: See Attachment A

b. CURRENT PLAN MAP DESIGNATION: N/A

c. CURRENT ZONING DESIGNATION: N/A

7

Continued

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). See Attachment B

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) N/A

f. NON-RESIDENTIAL: Check the appropriate use N/A

☐ Office ☐ Retail ☐ Government/Institutional
☐ Industrial ☐ Open Space
☐ Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: N/A TOTAL Gross Square Feet: N/A

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	

**If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.*

h. RESIDENTIAL COMPONENT (Circle the appropriate density range proposed and complete the table to the right):

.1 - .2 du/ac (5-10 acre lots)
.2 - .5 du/ac (2-5 acre lots)
.5 - 1 du/ac (1 – 2 acre lots)
1 - 2 du/ac
2 - 3 du/ac N/A
3 - 4 du/ac
4 - 5 du/ac
5 - 8 du/ac
8 - 12 du/ac
12 - 16 du/ac
16 - 20 du/ac
20+ (specify 10 unit density range) _____

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
:			

Continued

PART 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan. See Attachment C.

☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between May 1, 2008 and June 27, 2008 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

NOMINATION FORM

PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify *more* than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: *Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.*

See back

Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
N/A	—	—	—	—	—

PIN	Owner1	Owner2	Add_Line1	Add_Line2	Add_Line3
0064 01 0049A	AFSHARJAVAN MARIA		11208 GEORGETOWN PIKE	GREAT FALLS VA 22066 1304	
0064 01 0056	RAHEJA RAM K		11400 GEORGETOWN PIKE	GREAT FALLS VA 22066	
0064 01 0057D	ZHAO ZINTIAN	WANG XU	11408 A GEORGETOWN PIKE	GREAT FALLS VA 22066 1316	
0064 01 0057E	LEACH ALVIN C JR		11408 GEORGETOWN PIKE	GREAT FALLS VA 22066 1316	
0064 01 0059	CHURCH BAPTIST SALEM		11414 GEORGETOWN PI	GREAT FALLS VA 22066	
0064 01 0060B	FB ONE LP		6501 GOLDLEAF DR	BETHESDA MD 20817	
0064 01 0079	SUNOCO INC (R&M)		1801 MARKET ST	PHILADELPHIA PA 19103	
0064 01 0080	MADJEST LLC		7028 MOUNTAIN GATE DR	BETHESDA MD 20817	
0064 01 0081	MADJEST LLC		7028 MOUNTAIN GATE DR	BETHESDA MD 20817	
0064 01 0082	CHURCH BRETHREN OF	DRANESVILLE TRS OF	CARE MARIAN CAMPBELL	11494 WHITE OAK CT	HERNDON VA 20170
0064 03 0001	SENECA PLACE LLC		7819 ORACLE PL	POTOMAC MD 20854	
0064 09 A	GEORGETOWN MANOR ESTATES ASSN		PO BOX 575	GREAT FALLS VA 22066	
0064 09 0001	SARMA DORBHALA R TR	SARMA VASANTHA TR	910 FALLS BRIDGE LN	GREAT FALLS VA 22066 1346	
0064 09 0010	WARACK CHRISTOPHER A		911 FALLS BRIDGE LN	GREAT FALLS VA 22066 1347	
0064 11 0001	VEZZI FRANK D	BARNES JOAN K	817 SHERLIN LN	GREAT FALLS VA 22066 1354	
0064 11 0023	BECKWITH R WILLIAM TR		816 SHERLIN LN	GREAT FALLS VA 22066 1353	
0064 12 B	SENECA GATE PROPERTY OWNERS ASSN		13601 OFFICE PL	WOODBRIDGE VA 22192 SUITE 102B	
0064 15 0004	TAHMASSIAN JANI		1029 PRESERVE CT	GREAT FALLS VA 22066	
0064 15 0005	RAMAMURTHY PREMKUMAR	RAMAMURTHY ANITA	1030 PRESERVE CT	GREAT FALLS VA 22066	
0064 18 0008	WALKER STEVEN		908 FALLS MANOR CT	GREAT FALLS VA 22066	
0064 1803 A	FALLS RUN HOMEOWNERS ASSOCIATION		PO BOX 112	GREAT FALLS VA 22066	
0064 18030001	NAKAMOTO GARY G		999 FALLS CHASE CT	GREAT FALLS VA 22066	
0073 01 0042Z	KROP LAWRENCE A		910 UTTERBACK STORE RD	GREAT FALLS VA 22066	
0073 01 0043Z	DONATO SHIRLEY L		910 UTTERBACK STORE RD	GREAT FALLS VA 22066	
0073 04 0001	FROST JACKSON TR		10610 GEORGETOWN PIKE	GREAT FALLS VA 22066 2447	
0073 06 A	PARK AUTHORITY FAIRFAX COUNTY		12055 GOVERNMENT CENTER PW	FAIRFAX VA 22035 SUITE 927	
0073 06 B	PARK AUTHORITY FAIRFAX COUNTY		12055 GOVERNMENT CENTER PW	FAIRFAX VA 22035 SUITE 927	
0073 11 0004	HEINTZ LESLIE J	HEINTZ ANNE H	10707 FALLS POINTE DR	GREAT FALLS VA 22066 1621	
0073 11 0005	LEE KYU B	LEE DO Y	10709 FALLS POINTE DR	GREAT FALLS VA 22066 1621	
0073 14 A	FALLS RUN HOMEOWNERS ASSOCIATION		PO BOX 112	GREAT FALLS VA 22066	
0073 14 0001	FERNANDEZ JORGE		911 FALLS MANOR CT	GREAT FALLS VA 22066	
0073 15 A	GROVEMONT HOMEOWNERS ASSOCIATION		12021 SUNSET HILLS RD	RESTON VA 20190 STE 200	
0073 15 B	GROVEMONT HOMEOWNERS ASSOCIATION		12021 SUNSET HILLS RD	RESTON VA 20190 STE 200	
0073 15 0001	CARACCIOLO ANTHONY		861 NICHOLAS RUN DR	GREAT FALLS VA 22066	
0073 15 0013	BUFFUM MARK		864 NICHOLAS RUN DR	GREAT FALLS VA 22066	
0083 14 0026	LESSARD CHRISTIAN J	LESSARD SHARON A	929 LEIGH MILL RD	GREAT FALLS VA 22066	
0112 01 0013	MONTOURI WARREN K TR		SUITE 801	2440 VIRGINIA AV NW	WASHINGTON DC 2003
0112 01 0022D	GOEPFERT MARY TR		640 NORTH LAKE DR	WATERTOWN SD 57201	
0112 01 0023	O MEARA MILDRED M		2110 WHIPPOORWILL RD	CHARLOTTESVILLE VA 22901	
0112 01 0024	O MEARA MILDRED M		2110 WHIPPOORWILL RD	CHARLOTTESVILLE VA 22901	
0112 01 0025	CHURCH OF CHRIST	HERNDON VA TRS FOR	2600 SOAPSTONE DR	RESTON VA 20191 3717	
0112 01 0026A	CHANEL JOHN MERRILL		11301 GEORGETOWN PIKE	GREAT FALLS VA 22066 1305	
0112 01 0026B	CREEKSTONE CHANEL ESTATES LLC		10431 NEW ASCOT DR	GREAT FALLS VA 22066	
0112 07 0064A	KADDISSI RAYMOND I		1001 KIMBERLY PL	GREAT FALLS VA 22066 1546	
0112 07 0080	HEIL TIMOTHY F	HEIL SUSAN M	11290 LANDY LN	GREAT FALLS VA 22066	
0112 07 0081	QUEVEDO FERNANDO L	BARTELS SANDRA L	6204 COLMAC DR	FALLS CHURCH VA 22044	
0112 07 0082	SHAIKH NOORUL J	SHAIKH SHAHNAZ N	11294 LANDY LN	GREAT FALLS VA 22066	
0121 01 0001	RASNIC PARIS M	AND F ALPHA	20 CEDAR DR	STERLING VA 20164	
0121 01 0002	BARROSSE ARCELIA G		11022 GEORGETOWN PIKE	GREAT FALLS VA 22066 1523	
0121 01 0003	BORCHERDING STEPHEN A	BORCHERDING JULIE S	11018 GEORGETOWN PIKE	GREAT FALLS VA 22066 1523	
0121 01 0004	TEHRAN SAGHI		11025 GEORGETOWN PIKE	GREAT FALLS VA 22066	
0121 01 0004A	FARAHMAND HASSAN M		11025 GEORGETOWN PIKE	GREAT FALLS VA 22066 1522	
0121 01 0005	PUTNAM-KERR WANDA RENE		5212 HAYLOFT CT	FREDERICK MD 21703	
0121 01 0008	KADISSI RIAD	KADISSI,GISELE	11011 GEORGETOWN PIKE	GREAT FALLS VA 22066 1522	
0121 01 0012A	MURPHY FRANCISCA L		2401 RITCHIE RD	FORESTVILLE MD 20747	
0121 01 0012B	ARMACOST J WILLIAM T JR	ARMACOST STEPHANIE C	11005 GEORGETOWN PIKE	GREAT FALLS VA 22066 1522	
0121 01 0012C	KHAN ABDUS S	KHAN SHAIDA F	11003 GEORGETOWN PIKE	GREAT FALLS VA 22066 1522	
0121 01 0013	SALEH JENNIFER E		11001 GEORGETOWN PIKE	GREAT FALLS VA 22066 1522	
0121 01 0014A	ARENAS GILBERT JORGE		21731 VENTURA BV	WOODLND HILLS CA 91364 APT 300	
0121 01 0014B	WILSON LYNNFORD S	DOANE-WILSON CATHLEEN	10917 GEORGETOWN PIKE	GREAT FALLS VA 22066 1519	
0121 01 0014C	MARUCA DONALD P	MARUCA SHARON K	10915 GEORGETOWN PIKE	GREAT FALLS VA 22066 1523	
0121 01 0015	TURNER MAXINE M		10913 GEORGETOWN PIKE	GREAT FALLS VA 22066 1519	
0121 01 0016C	JARVIS STEVEN D		10907 GEORGETOWN PIKE	GREAT FALLS VA 22066 1519	
0121 01 0017A	MAKKI FRED		10903 GEORGETOWN PIKE	GREAT FALLS VA 22066	
0121 01 0017B	STAFFORD PATRICK C	STAFFORD JEAN S	10891 GEORGETOWN PIKE	GREAT FALLS VA 22066 1603	
0121 01 0020	CHAND USHA		9007 GEORGETOWN PI	GREAT FALLS VA 22066	
0121 01 0021A	BAKER STEPHAN ROBERT	AND NORMA K	10800 GEORGETOWN PIKE	GREAT FALLS VA 22066 1604	
0121 01 0024A1	PARK AUTHORITY FAIRFAX COUNTY		12055 GOVERNMENT CENTER PW	FAIRFAX VA 22035 STE 421	
0121 01 0024B	TURNER MARK III		10609 GEORGETOWN PIKE	GREAT FALLS VA 22066	
0121 01 0024C	TURNER MARK III	TURNER JOAN	10609 GEORGETOWN PIKE	GREAT FALLS VA 22066 2412	
0121 07 F	FOXVALE FARM HOMEOWNERS	ASSOCIATION	CARE BERT ARTHUR	904 MC MILLEN CT	GREAT FALLS VA 2206
0121 07 0004	KNOTT FRANK M TR	KNOTT REGINA M TR	10708 WYNKOOP DR	GREAT FALLS VA 22066 1606	
0121 07 0005	JIMENEZ DANIEL ESTABILLO		10710 WYNKOOP DR	GREAT FALLS VA 22066 1606	

0121 07 0008	MORGAN CAROL P		10716 WYNKOOP DR	GREAT FALLS VA 22066 1606	
0121 07 0009	SAHOURI SOPHIA M		10718 WYNKOOP DR	GREAT FALLS VA 22066 1606	
0121 07 0010	WHITE MAURICE A	AND VICKIE F	10720 WYNKOOP DR	GREAT FALLS VA 22066 1606	
0121 07 0011	SIORIS DEMETRIOS A		10722 WYNKOOP DR	GREAT FALLS VA 22066 1606	
0121 07 0015	ESPOSITO SANTE J	AND NANCY C	891 VAN DUSEN CT	GREAT FALLS VA 22066 1601	
0121 07 0016	HANSON SUMMER L		416 SOUTHVIEW AV	SILVER SPRING MD 20905	
0121 07 0018	SPIRA DAVID M	SPIRA ANDREA S	894 VAN DUSEN CT	GREAT FALLS VA 22066 1601	
0121 09 H	HAWTHORNE AT GREAT FALLS	HOMEOWNERS ASSN	1093 MCCUE CT	GREAT FALLS VA 22066	
0121 09 0061	TAYLOR JEFFREY K		1002 UTTERBACK STORE RD	GREAT FALLS VA 22066 1527	
0121 09 0062	FERRAZ FRANCISCO M	FERRAZ AUDREY	1004 UTTERBACK STORE RD	GREAT FALLS VA 22066 1527	
0121 09 0063	GLANOWSKI KIMBERLY M	GLANOWSKI STEPHEN A	1001 BOWEN CT	GREAT FALLS VA 22066 1500	
0121 09 0083	FRAMES WILLIAM H	FRAMES CAROLYN J	1004 BOWEN CT	GREAT FALLS VA 22066 1500	
0121 11 0001	BADAWY AFIE	BADAWY MICHAEL K	10701 FALLS POINTE DR	GREAT FALLS VA 22066 1621	
0121 11 0002	PIORKOWSKI JOSEPH D	PIORKOWSKI MARJORIE R	10703 FALLS POINTE DR	GREAT FALLS VA 22066 1621	
0121 11 0003	HILL TIMOTHY LYNN TR		10705 FALLS POINTE DR	GREAT FALLS VA 22066	
0121 18 B	SALEEM SAIMA		10903 GEORGETOWN PI	GREAT FALLS VA 22066	
0121 18 0001	ZHANG YUNHAO	WANG XIAORONG	850 CHARWHIT CT	GREAT FALLS VA 22066	
0121 20 A	PUTNAM FARM ESTATES HOMEOWNERS	ASSOCIATION INC	PO BOX 772	VIENNA VA 22183	
0121 20 C	PUTNAM FARM ESTATES HOMEOWNERS	ASSOCIATION INC	PO BOX 772	VIENNA VA 22183	
0121 20 0001	M AND A LC		PO BOX 772	VIENNA VA 22183	
0122 01 0001	AULAKH HARDEV S	AULAKH KUNTIE	10500 GEORGETOWN PIKE	GREAT FALLS VA 22066 2416	
0122 01 0001A1	LOUTHIAN ROBERT C III	LOUTHIAN MICHELLE D	751 GOULDMAN LN	GREAT FALLS VA 22066 2936	
0122 01 0001A2	GHARAI MOE	GHARAI SUSAN	811 GOULDMAN LN	GREAT FALLS VA 22066	
0122 01 0001B	CHRIST THE KING LUTHERAN CHURCH	INCORPORATED	10550 GEORGETOWN PI	GREAT FALLS VA 22066	
0122 01 0005	FAROUKI MAZEN	FAROUKI CAROLYN	10322 GEORGETOWN PIKE	GREAT FALLS VA 22066 2417	
0122 01 0008	SIMONDS WILLIAM H JR	SIMONDS ANNE M	10300 GEORGETOWN PIKE	GREAT FALLS VA 22066 2418	
0122 01 0011	MBK PROPERTIES LLC		3165 MARY ETTA LA	OAK HILL VA 20171	
0122 01 0014A	SCHWAB JOHN R		762 APPLEWOOD LN	GREAT FALLS VA 22066 2828	
0122 01 0015	SHORB LAND DEVELOPMENT III LLC		7405 RIVER RD	BETHESDA MD 20816	
0122 01 0016	CHURCH METHODIST	FORESTVILLE TRS OF	10100 GEORGETOWN PI	GREAT FALLS VA 22066	
0122 01 0018	BOGGS BARBARA W	BOGGS HUGH	716 WALKER RD	GREAT FALLS VA 22066 2802	
0122 01 0020	CHURCH UNITED METHODIST	GREAT FALLS	10010 GEORGETOWN PIKE	GREAT FALLS VA 22066 2820	
0122 01 0025	PARKER JAMES A	PARKER DOLORES M	UNITED BANK CREDIT ADMIN	PO BOX 221706	CHANTILLY VA 20153
0122 01 0026	FALCONE FREDERICK P		10323 GEORGETOWN PIKE	GREAT FALLS VA 22066 2414	
0122 01 0047	TURNER MARK III		10609 GEORGETOWN PIKE	GREAT FALLS VA 22066	
0122 02 0015	VIJ VINEET	VIJ ADITI	10316 GEORGETOWN PIKE	GREAT FALLS VA 22066 2418	
0122 02 0051	MARTIN MARJORIE A		10240 GEORGETOWN PIKE	GREAT FALLS VA 22066 2821	
0122 02 0052	JAVID SHAHNAZ		767 ELLSWORTH AVE	GREAT FALLS VA 22066 2929	
0122 08 A1	TRAUTWEIN STEVEN B	TRAUTWEIN PATRICIA K	803 GOULDMAN LN	GREAT FALLS VA 22066 2936	
0122 08 A2	BALLAND DAVID J		807 GOULDMAN LN	GREAT FALLS VA 22066 2936	
0122 10 K	PARK AUTHORITY FAIRFAX COUNTY		12055 GOVERNMENT CENTER PW	FAIRFAX VA 22035 SUITE 927	
0122 10 0126	GRAB THOMAS P	AULAKH VIMI	10630 RUNAWAY LN	GREAT FALLS VA 22066 2420	
0122 10 0128	FORD JAMES P TR		10624 RUNAWAY LN	GREAT FALLS VA 22066 2420	
0122 10 0205	LOBO ENRIQUE		10631 RUNAWAY LN	GREAT FALLS VA 22066 2419	
0122 14 0009	SCHOBER JOSEPH F		801 POLO PL	GREAT FALLS VA 22066 2400	
0122 15 B	HICKORY VALE FARM ASSN		RT 2 BOX 255	CATLETT VA 20119	
0122 15 0001	KANE RICHARD G	KANE KATHLEEN M	785 STEPHANIE CIR	GREAT FALLS VA 22066 2639	
0122 15 0002	LU AMOS	LU JINN-KANG H	783 STEPHANIE CIR	GREAT FALLS VA 22066 2639	
0122 15 0003A	BOYCE ALBERT M		778 STEPHANIE CIR	GREAT FALLS VA 22066 2637	
0122 15 0029	NAZARI MEHRAN	BARRNAZARI CAROL E	10126 NEDRA DR	GREAT FALLS VA 22066 2835	
0122 15 0030	TEBYANIAN HOOSHANG	TEBYANIAN ZINAT	10124 NEDRA DR	GREAT FALLS VA 22066 2835	
0122 15 0032	SMITH JEFFERSON W		10118 NEDRA DR	GREAT FALLS VA 22066 2835	
0122 15 0033	BENN RICHARD	BENN LISA	10116 NEDRA DR	GREAT FALLS VA 22066 2835	
0122 15 0034	FRAGALE DONALD J TR		10114 NEDRA DR	GREAT FALLS VA 22066 2836	
0122 15 0035	HERBERT WILLIAM F	HERBERT KAREN E	10112 NEDRA DR	GREAT FALLS VA 22066 2835	
0122 15 0036	RAHBAR RAYMOND	RAHBAR MAHROU	10110 NEDRA DR	GREAT FALLS VA 22066 2835	
0122 15 0037	SEDAGHATPOUR HASSAN		10108 NEDRA DR	GREAT FALLS VA 22066 2835	
0122 15 0038	ROBERTS MARK E	ROBERTS ROBERTA	10106 NEDRA DR	GREAT FALLS VA 22066 2835	
0122 15 0039	FORTUNO LUIS		P O BOX 194661	SAN JUAN PR 00919	
0122 17 0017	BARBER STEVEN T TR		802 POLO PL	GREAT FALLS VA 22066 2411	
0122 17 0018	FEMIA ROCCO J	FEMIA ELIZABETH H	800 POLO PL	GREAT FALLS VA 22066 2411	
0122 17 0019	GEORGETTI PIRO DEBORAH J	PIRO ERNEST J III	861 FORESTVILLE MEADOWS DR	GREAT FALLS VA 22066	
0122 17 0020	BAKIR FARRAS F	BAKIR CLAUDIA M	214 PARK TERRACE CT	VIENNA VA 22180 UNIT 86	
0122 18 0002	FAKHARI H R	FAKHARI SHAHRZAD	731 FOREST PARK RD	GREAT FALLS VA 22066 2907	
0122 18 0003	EUNPU LINDA A	EUNPU STEVEN F	733 FOREST PARK RD	GREAT FALLS VA 22066 2907	
0122 18 0004	HACKMAN TIMOTHY B	HACKMAN LESLEY J	735 FOREST PARK RD	GREAT FALLS VA 22066 2907	
0122 18 0005	PRETA JOHN		738 FOREST PARK RD	GREAT FALLS VA 22066 2906	
0122 18 0006	SILJANDER MARK D	SILJANDER NANCY E	736 FOREST PARK RD	GREAT FALLS VA 22066 2906	
0122 18 0009	MOLAIY JOHN		734 FOREST PARK RD	GREAT FALLS VA 22066 2906	
0122 19 0001	OSBURN JEFFERY E	OSBURN STEFANIE R	1287 LAMPLIGHTER WY	RESTON VA 20194	
0122 19 0014	NORTH ROBERT V TR		801 CREWS RD	GREAT FALLS VA 22066 2444	
0131 01 0002	FIRE DEPARTMENT	GREAT FALLS VOLUNTEER INC	P O BOX 78		GREAT FALLS VA 2206
0131 01 0002A	MEDIA GENERAL CABLE	C/O COX COMMUNICATIONS	TAX DEPT	1400 LAKE HEARN DR	ATLANTA GA 30319
0131 01 0004	CHUNG JOHN S	CHUNG KYUNG S	9126 MINE RUN DR	GREAT FALLS VA 22066	

0131 01 0005A	EXXON CORP		TAX DEPT 6140	P O BOX 53	HOUSTON TX 77001
0131 01 0006A	FIRST VIRGINIA BANK	C/O BB&T	PROPERTY TAX DEPARTMENT	PO BOX 1290	WINSTON SALEM NC 27
0131 01 0006C	VILLAGE CENTRE CONDO	ASSOCIATION INC	PO BOX 813		GREAT FALLS VA 2206
0131 01 0011	BOARD OF SUPERVISORS FAIRFAX COUNTY		12000 GOVERNMENT CENTER PW	FAIRFAX VA 22035 SUITE 533	
0131 01 0011A	PROFESSIONAL CENTER	ASSOCIATES LLC	305 SENECA RD	GREAT FALLS VA 22066	
0131 01 0012	BOARD OF SUPERVISORS FAIRFAX COUNTY		12000 GOVERNMENT CENTER PW	FAIRFAX VA 22035 SUITE 533	
0131 01 0013	BOARD OF SUPERVISORS FAIRFAX COUNTY		12000 GOVERNMENT CENTER PW	FAIRFAX VA 22035 SUITE 533	
0131 01 0014	BOARD OF SUPERVISORS FAIRFAX COUNTY		12000 GOVERNMENT CENTER PW	FAIRFAX VA 22035 SUITE 533	
0131 01 0015	PARK AUTHORITY FAIRFAX COUNTY		12055 GOVERNMENT CENTER PW	FAIRFAX VA 22035 SUITE 927	
0131 01 0016	PARK AUTHORITY FAIRFAX COUNTY		12055 GOVERNMENT CENTER PW	FAIRFAX VA 22035 SUITE 927	
0131 01 0020	SCHMITZ CARL L TR		1207 TOWLSTON RD	GREAT FALLS VA 22066	
0131 01 0022	SAUL HOLDINGS LIMITED PARTNERSHIP		7501 WISCONSIN AVE	BETHESDA MD 20814 SUITE 1500	
0131 01 0023	SAUL HOLDINGS LIMITED PARTNERSHIP		7501 WISCONSIN AVE	BETHESDA MD 20814 SUITE 1500	
0131 01 0025A	SAUL HOLDINGS LIMITED PARTNERSHIP		7501 WISCONSIN AVE	BETHESDA MD 20814 SUITE 1500	
0131 01 0025B	SCHMITZ CARL L TR		1207 TOWLSTON RD	GREAT FALLS VA 22066	
0131 01 0029	KNIGHT SCOTT B		9803 GEORGETOWN PIKE	GREAT FALLS VA 22066	
0131 01 0030	KNIGHT SCOTT B		9803 GEORGETOWN PIKE	GREAT FALLS VA 22066	
0131 01 0031	GROSVENOR GEOFFREY J	GROSVENOR PAMELA J	9807 GEORGETOWN PIKE	GREAT FALLS VA 22066 2617	
0131 01 0032	PRESTON CHARLES R		9801 GEORGETOWN PIKE	GREAT FALLS VA 22066 2617	
0131 01 0036B	YEH CHARLES	YEH MARY	9709 GEORGETOWN PIKE	GREAT FALLS VA 22066 2618	
0131 01 0036C	NUTTER JACK O II		9705 GEORGETOWN PIKE	GREAT FALLS VA 22066	
0131 01 0037	MORIARTY STEPHEN H TR	EL-FAROUKI SOUHAIL G E TR	9990 FAIRFAX BV	FAIRFAX VA 22030 1720 STE 200	
0131 01 0041	DOUGHERTY FLORENCE O		9628 GEORGETOWN PI	GREAT FALLS VA 22066	
0131 01 0042	LIFT ME UP		PO BOX 104	GREAT FALLS VA 22066	
0131 01 0043	DOUGHERTY FLORENCE O		9628 GEORGETOWN PIKE	GREAT FALLS VA 22066	
0131 01 0044	DOUGHERTY FLORENCE O		9628 GEORGETOWN PI	GREAT FALLS VA 22066	
0131 01 0045	DOUGHERTY FLORENCE O		9628 GEORGETOWN PIKE	GREAT FALLS VA 22066	
0131 01 0046	DOUGHERTY FLORENCE O		9628 GEORGETOWN PIKE	GREAT FALLS VA 22066 2638	
0131 01 0047	MCDONALD GERALD O	MCDONALD IRMA R	PO BOX 1007		GREAT FALLS VA 2206
0131 01 0048	HYNES KATHRYN W		1200 BALLANTRAE LA	MCLEAN VA 22101	
0131 01 0049	GOAL HUSSEIN	GOAL DONNA	9616 GEORGETOWN PIKE	GREAT FALLS VA 22066 2638	
0131 01 0054	LISAS THEOPHILOS K		9608 GEORGETOWN PIKE	GREAT FALLS VA 22066 2616	
0131 01 0055	LISAS PHILLIP	AND NANCY	9608 GEORGETOWN PIKE	GREAT FALLS VA 22066	
0131 01 0057	COLTON DOUGLAS E TR		9500 GEORGETOWN PIKE	GREAT FALLS VA 22066 2616	
0131 01 0058B	HUCKABY THOMAS JERALD TR		9414 GEORGETOWN PIKE	GREAT FALLS VA 22066 2735	
0131 01 0059	JAMES ERIC W		9408 GEORGETOWN PIKE	GREAT FALLS VA 22066	
0131 01 0066B	AZAR SOODABEH TR		9405 GEORGETOWN PIKE	GREAT FALLS VA 22066	
0131 01 0067	EMAMI GHOLAMREZA		9409 GEORGETOWN PIKE	GREAT FALLS VA 22066 2731	
0131 01 0068A	MOMENIAN VAHID H		9415 GEORGETOWN PIKE	GREAT FALLS VA 22066 2731	
0131 01 0068B	KIMIAVI SASSAN	HASHEMIAN GAZELLE	9417 GEORGETOWN PIKE	GREAT FALLS VA 22066	
0131 01 0069	MARMOTA LAND TRUST		9990 FAIRFAX BV	FAIRFAX VA 22030 1720 STE 200	
0131 01 0070A	MACON JAMES RONALD JR		9505 GEORGETOWN PIKE	GREAT FALLS VA 22066 2620	
0131 01 0070B	ROOT LOUISE		215 E 17TH ST	NEW YORK NY 10003 APT 1	
0131 01 0071A	BISKIN DONALD S	BISKIN SUZANNE M	9511 GEORGETOWN PIKE	GREAT FALLS VA 22066 2620	
0131 01 0072E	KIM JONGTAEK		9599 GEORGETOWN PIKE	GREAT FALLS VA 22066	
0131 01 0074	MC COY DOROTHY L		STONEGATE FARM	9609 GEORGETOWN PI	GREAT FALLS VA 2206
0131 01 0075A1	DEFRANCIA DOROTHY G		9621 GEORGETOWN PIKE	GREAT FALLS VA 22066	
0131 01 0075A2	JOHNSON JACE N	JOHNSON CORI S	9631 GEORGETOWN PIKE	GREAT FALLS VA 22066	
0131 01 0075C	ZHOU JIANMING		PO BOX 1483	GREAT FALLS VA 22066 8483	
0131 05 A	MARKOWITZ JOSEPH	AND NANCY R	9514 GEORGETOWN PIKE	GREAT FALLS VA 22066 2616	
0131 05 0001	GOBULUK MEHMET		779 AD HOC RD	GREAT FALLS VA 22066 2627	
0131 08 D	ADDICOTT HILLS	HOMEOWNERS ASSN	CARE VERA SCHEMERING	9808 THUNDERHILL CT	GREAT FALLS VA 2206
0131 09 0001	SIVASLIAN BOGOS P	SIVASLIAN SETA	PO BOX 252		GREAT FALLS VA 2206
0131 09 0002	TUTT ANN C	TUTT GEORGE L	625 ORTON AV	FT LAUDERDALE FL 33304 UNIT 16	
0131 09 0003	TUTT ANN C	TUTT GEORGE L	625 ORTON AV	FT LAUDERDALE FL 33304 UNIT 16	
0131 09 0003A1	UNITED STATES POSTAL	SERVICE	400 VIRGINIA AV SW	WASHINGTON DC 20024 STE 650	
0131 09 0004	H AND G CORPORATION		PO BOX 7716	ARLINGTON VA 22207	
0131 09 0005	BLATTBERG ROGER		PO BOX 98	GREAT FALLS VA 22066	
0131 09 0006	AULAKH HARDEV S	AULAKH KUNTIE	10500 GEORGETOWN PIKE	GREAT FALLS VA 22066	
0131 09 0007	MCGINNIS FRANK G III TR	MCGINNIS JUDITH J TR	9706 BEACH MILL RD	GREAT FALLS VA 22066	
0131 09 0008	H AND G CORPORATION		PO BOX 7716	ARLINGTON VA 22207	
0131 09 0009	RUNYON CHARLES E	RUNYON VICTORIA	P O BOX 631		WRIGHTSVILLE BCH NC
0131 09 0010	RUNYON CHARLES E	RUNYON VICTORIA	P O BOX 631		WRIGHTSVILLE BCH NC
0131 09 0011	KRIKORIAN PATRICIA		1781 CHAIN BRIDGE RD	MCLEAN VA 22102 APT 403	
0131 09 0012	PAK YON C	PAK SUN H	816 GLYNDON ST SE	VIENNA VA 22180	
0131 09 0013	BOLCAR JOSEPH J	AND GAIL C	8911 OLD DOMINION DR	MCLEAN VA 22102	
0131 11 0001	BISBEE ROYAL D	AND BARBARA B	450 RIVER BEND RD	GREAT FALLS VA 22066	
0131 11 0002	TASHJIAN MEGERDICH K	AND AZNIV	42064 BLACK WALNUT LA	LEESBURG VA 20176	
0131 11 0003	TASHJIAN MEGERDICH K	AND AZNIV	42064 BLACK WALNUT LA	LEESBURG VA 20176	
0131 11 0004	OLIVERS CORNER INVESTMENT	GROUP	105 BOYDTON PLANK DR	STEPHENS CITY VA 22655	
0131 11 0005	OLIVERS CORNER INVESTMENT	GROUP	105 BOYDTON PLANK DR	STEPHENS CITY VA 22655	
0131 11 0006	HERESY KENNETH W	HERSEY JUDITH	11254 INGLISH MILL DR	GREAT FALLS VA 22066	
0131 11 0007	DULANEY G STEPHEN	DULANEY KIMBERLY L	CARE STEPHEN DULANEY	731C WALKER RD	GREAT FALLS VA 2206
0131 11 0008	COLBY JOHN G TR		731 B WALKER RD	GREAT FALLS VA 22066	

0131 11 0009	COLBY JOHN G TR		731 B WALKER RD	GREAT FALLS VA 22066	
0131 11 0010	TURRISI JOSEPH R JR	AND KATHERINE A	1120 BROOK VALLEY LA	MCLEAN VA 22102	
0131 11 0011	TURRISI JOSEPH R JR	AND KATHERINE A	1120 BROOK VALLEY LA	MCLEAN VA 22102	
0131 11 0012	NIKZAD MIKE M	NIKZAD MALEK D	9822 BEACH MILL RD	GREAT FALLS VA 22066	
0131 12 0003	SHAREGHI KHOSRO	SHAREGHI MAHIN G	750 BOEHMS CT	GREAT FALLS VA 22066 2600	
0131 12 0004	ZAMAN QUAZI K	CHOWDHURY MOSHARAF A	747 BOEHMS CT	GREAT FALLS VA 22066 2600	
0131 14 0001	PICKEI DAVID M		800 OLDE GEORGETOWN CT	GREAT FALLS VA 22066 2730	
0131 15 A	CHAMBORLEY COMMUNITY	ASSOCIATION	688 ROSSMORE CT	GREAT FALLS VA 22066	
0131 16 B	CHAMBORLEY COMMUNITY	ASSOCIATION	688 ROSSMORE CT	GREAT FALLS VA 22066	
0132 01 0002	FITZ GERALD WILLIAM MASON	AND LILA H	9305 GEORGETOWN PIKE	GREAT FALLS VA 22066 2722	
0132 01 0003	HILTON DAVID L	AND HAZEL J	9311 GEORGETOWN PIKE	GREAT FALLS VA 22066 2722	
0132 01 0007	SHANDS KATHERINE S		4020 UNIVERSITY DR	FAIRFAX VA 22030 SUITE 300	
0132 01 0007B	RIVERBEND ROAD ASSOCIATES	L P	9306 GEORGETOWN PI	GREAT FALLS VA 22066	
0132 01 0008	CHURCH EPISCOPAL	ST FRANCIS TRS OF	9220 GEORGETOWN PI	GREAT FALLS VA 22066	
0132 01 0009C	VON FRICKEN MANFRED A	AND LINDA G	9320 GEORGETOWN PIKE	GREAT FALLS VA 22066 2725	
0132 01 0009G	NASSBAUM JAY H	AND PATRICIA A	9324 GEORGETOWN PIKE	GREAT FALLS VA 22066 2725	
0132 01 0035	UNITED STATES OF AMERICA		GENERAL SERVICES ADMIN		WASHINGTON DC 20407
0132 01 0040	MURPHY MICHAEL J	MURPHY ANJANETTE I	9330 GEORGETOWN PIKE	GREAT FALLS VA 22066	
0132 01 0041	CROWLEY JOSEPH E JR	ROCA LUPITA M	9340 GEORGETOWN PIKE	GREAT FALLS VA 22066 2725	
0132 07 0009	FOUTY SCOTT	FOUTY CLAUDIA Z	801 OLDE GEORGETOWN CT	GREAT FALLS VA 22066 2700	
0132 07 0010	OWEN CHARLES L	OWEN ELIZABETH P	9315 GEORGETOWN PIKE	GREAT FALLS VA 22066 2722	
0132 08 A	YI JUNG W		760 STRAWFIELD LA	GREAT FALLS VA 22066	
0132 08 0024	HIEK VITAL		740 STRAWFIELD LN	GREAT FALLS VA 22066	
0132 08 0025	CHO JUN H		750 STRAWFIELD LN	GREAT FALLS VA 22066	
0132 08 0026	YI JUNG W		760 STRAWFIELD LN	GREAT FALLS VA 22066	
0134 01 0007	SANDERS KARL A TR		9205 GEORGETOWN PIKE	GREAT FALLS VA 22066	
0134 01 0008B	ASADOORIAN JOHN A		9201 GEORGETOWN PIKE	GREAT FALLS VA 22066 2723	
0134 04 0007	BARNLA JEROME D TR		9231 GEORGETOWN PIKE	GREAT FALLS VA 22066 2723	
0134 07 0001	NICELY OLZA M	AND SALLY A	805 NETHERCLIFFE HALL RD	GREAT FALLS VA 22066 2719	
0134 07 0002	JESTER ELIZABETH T	WILLIAMS JAMES E	815 NETHERCLIFFE HALL RD	GREAT FALLS VA 22066 2719	
0134 07 0003	ALAVI ALI R		9011 GEORGETOWN PIKE	GREAT FALLS VA 22066	
0134 07 0004	CHAND LAXMI	AND USHA	9007 GEORGETOWN PIKE	GREAT FALLS VA 22066 2724	
0134 07 0005	STOUT RICHARD D	STOUT ELIZABETH C	800 GREAT CUMBERLAND RD	MCLEAN VA 22102 1008	
0134 07 0021	BARRY MICHAELA		800 NETHERCLIFFE HALL RD	GREAT FALLS VA 22066 2718	
0134 10 0001	AFNANI SHAHAB ANTHONY		800 WINCREST PL	GREAT FALLS VA 22066	
0134 10 0006	SAYLOR CAROLYN E		801 WINCREST PL	GREAT FALLS VA 22066	

Attachment A

Current Comprehensive Plan Text
Fairfax County Comprehensive Plan, 2007 Edition AREA III
Upper Potomac Planning District
Pages 4, 73, 81&84, 90&93

Georgetown Pike should be maintained within its existing right-of-way. Center turn lanes and deceleration and acceleration lanes should be discouraged and curb cuts should not be allowed unless no other alternative exists. Georgetown Pike is commonly acknowledged to contain some traffic hazards. However, it is generally acceptable in its present condition to local residents. It has been designated a Virginia Byway. Major changes in alignment or widening the road would damage the scenic and historic character and historic integrity of the Byway and have been strongly opposed by residents of adjacent areas. Planning efforts should focus on other means of dealing with traffic volume in order to maintain this Byway. Scenic and conservation easements should be sought along Georgetown Pike wherever practical for the preservation of the historic and scenic significance and beauty of the corridor.

Attachment B

Proposed Comprehensive Plan Text
Fairfax County Comprehensive Plan, 2007 Edition AREA III
Upper Potomac Planning District
Pages 4, 73, 81 & 84, 90 & 93

Replace the current Plan text, which is the same on pages 4, 73, 81 & 84, and 90 & 93, with the following new text:

Georgetown Pike, **which has been designated a Virginia Byway and determined eligible for listing on the Virginia Landmarks Register and the National Register of Historic Places,** should be maintained within its existing right-of-way. Center turn lanes and deceleration and acceleration lanes should be discouraged and curb cuts should not be allowed unless no other alternative exists. Georgetown Pike is commonly acknowledged to contain some traffic hazards. However it is generally acceptable in its present condition to local residents. (*Delete: It has been designated a Virginia Byway.*) Major changes in alignment or widening the road would damage the scenic and historic character and historic integrity of the Byway and have been strongly opposed by residents of adjacent areas. Planning efforts should focus on other means of dealing with traffic volume in order to maintain this Byway. Scenic and conservation easements should be sought along Georgetown Pike wherever practical for the preservation of the historic and scenic significance and beauty of the corridor. **In order to protect the aesthetic character of Georgetown Pike, Fairfax County should limit densities on the land abutting the Pike running in a band on both sides to a depth of 100 to 150 feet beyond the VDOT right-of-way.**

Attachment C

Justification

The proposed nomination helps achieve the Plan objectives in several ways. First is the addition of new information about the historical status of Georgetown Pike ("the Pike") to the existing Plan language. Since the Pike has been determined eligible for listing on the National Register of Historic Places, any federal undertakings (including federal funds for road improvements) impacting the Pike are required to go through a review to ensure that the project will not adversely effect the Pike's historic status.

The new proposed language at the end of the paragraph will help protect the semi-rural character and scenic aspects of the Pike. It is similar to and based on the language found on page 8 of the McLean Planning District Overview. Thus, the addition of similar language in the Upper Potomac Planning District section of the Comprehensive Plan will result in consistency in the application of the Plan along the Pike.

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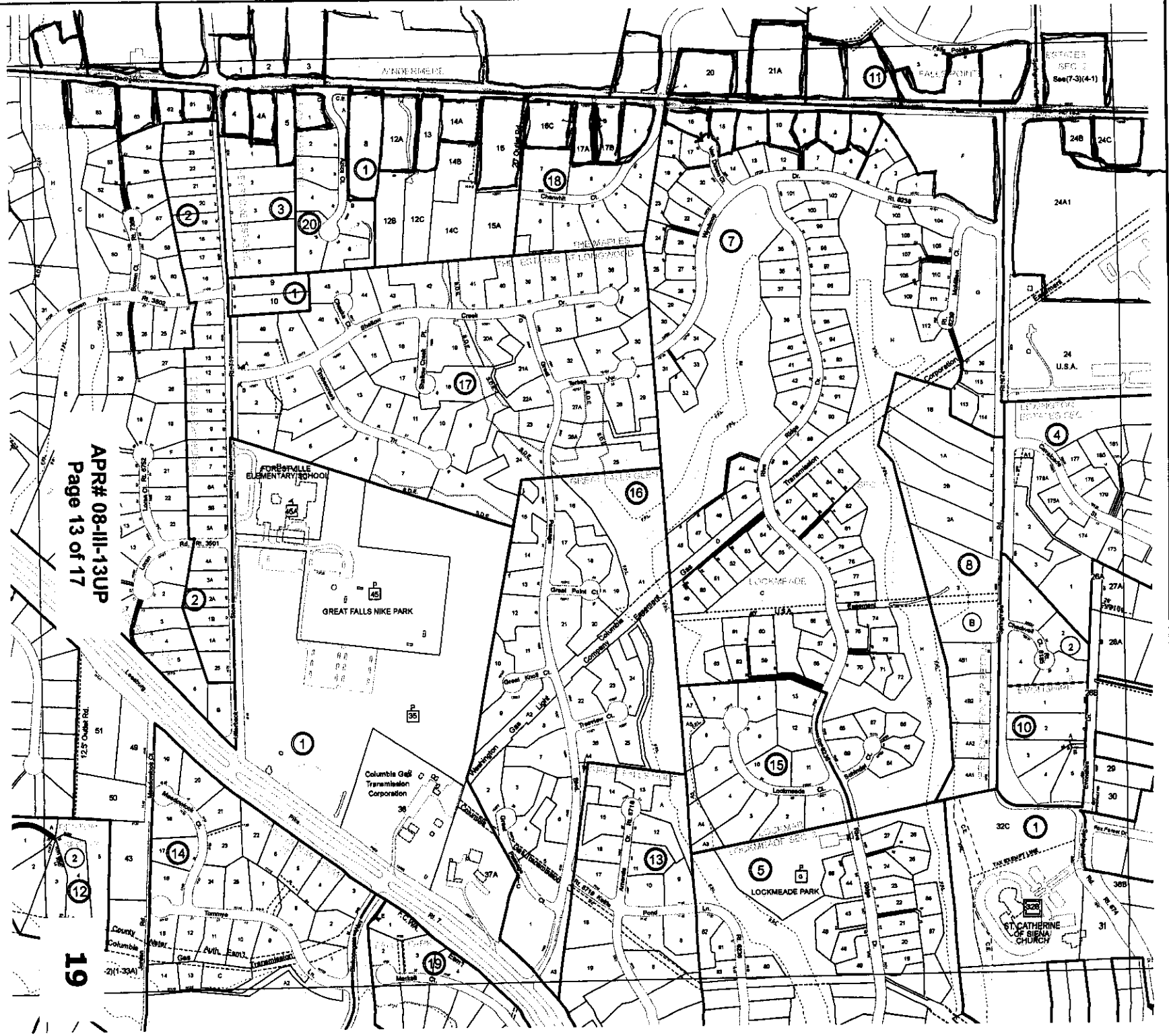
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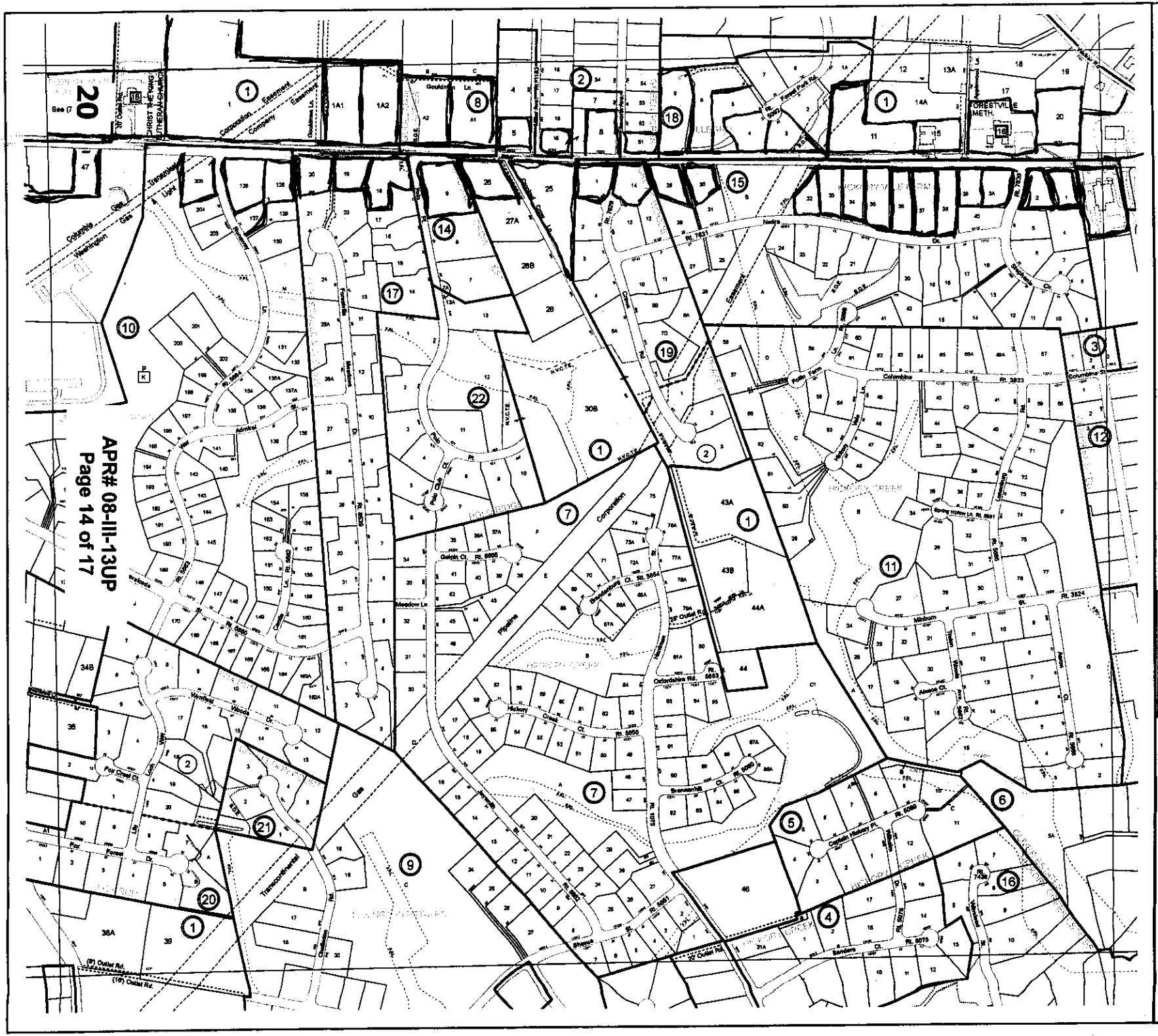
19
FORESTVILLE ELEMENTARY SCHOOL
GREAT FALLS NIKE PARK
Columbia Gas Transmission Corporation
LOCKMEADE PARK
ST. CATHERINE OF SIENA CHURCH
GENERAL NOTES
AGRICULTURAL AND FOREST:
ADMINISTRATIVE INDEX
SHEET INDEX
CADASTRAL MAP
12-1
Revised to : 01 - 01 - 2008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See (7
Columbia Gas
Washington Gas
Underground Light
Easement
Corporation Easement
Company Easement
Gouldmans La.
Gouldmans Ln.
Forest Park Rd.
FORESTVILLE METH.
CHRIST THE KING LUTHERAN CHURCH
Rt. 1631
Rt. 7100
Rt. 3823
Rt. 3824
Rt. 5880
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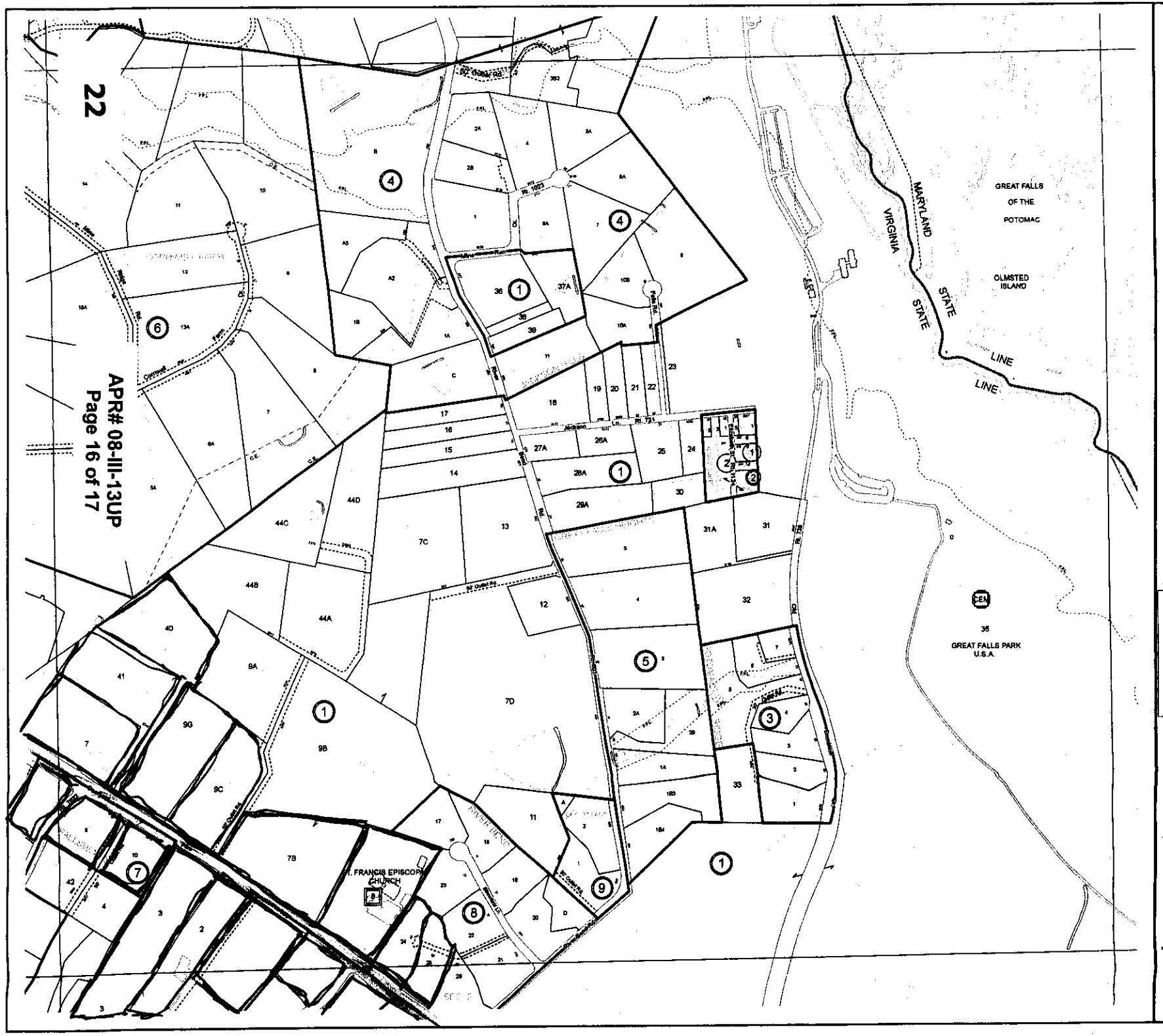

1742

A Fairfax County, Virginia Publication

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GENERAL NOTES

Loudoun County
Montgomery County
Prince William County
Prince Georges County

ADMINISTRATIVE INDEX

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13-1	13-2	14-1
13-3	13-4	14-3

SHEET INDEX

CADASTRAL MAP

13-2

Revised to : 01 - 01 - 2008

Prepared by:
DEPARTMENT OF INFORMATION TECHNOLOGY
Enterprise Services Division
Geographic Information Services
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Print Date: 22 Jan 2008

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Page 17 of 17

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A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2008-2009 NORTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: DRANESVILLE **APR ITEM(S):** 08-III-15UP

NOMINATOR(S): Douglas Cobb

ACREAGE: N/A

TAX MAP I.D.: N/A

GENERAL LOCATION: The Upper Potomac Planning District is the area generally bounded by the Potomac River; Difficult Run; Georgetown Pike; Old Dominion Drive; Towlston Road; Georgetown Pike; Leesburg Pike and Loudoun County.

PLANNING AREA: III
District: Upper Potomac
Sector: Riverfront (UP1), Springvale (UP2), the portion of Hickory (UP3) north and east of Leesburg Pike

Special Areas: N/A

ADOPTED PLAN MAP: Low Density Residential, Retail & Other, Public Parks, Private Recreation, Private Open Space, Public Facilities

ADOPTED PLAN TEXT: Generally planned for low density residential with some private recreation, private open space, public park and retail.

For complete Plan text see: http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/upperpotomac/ Page 3

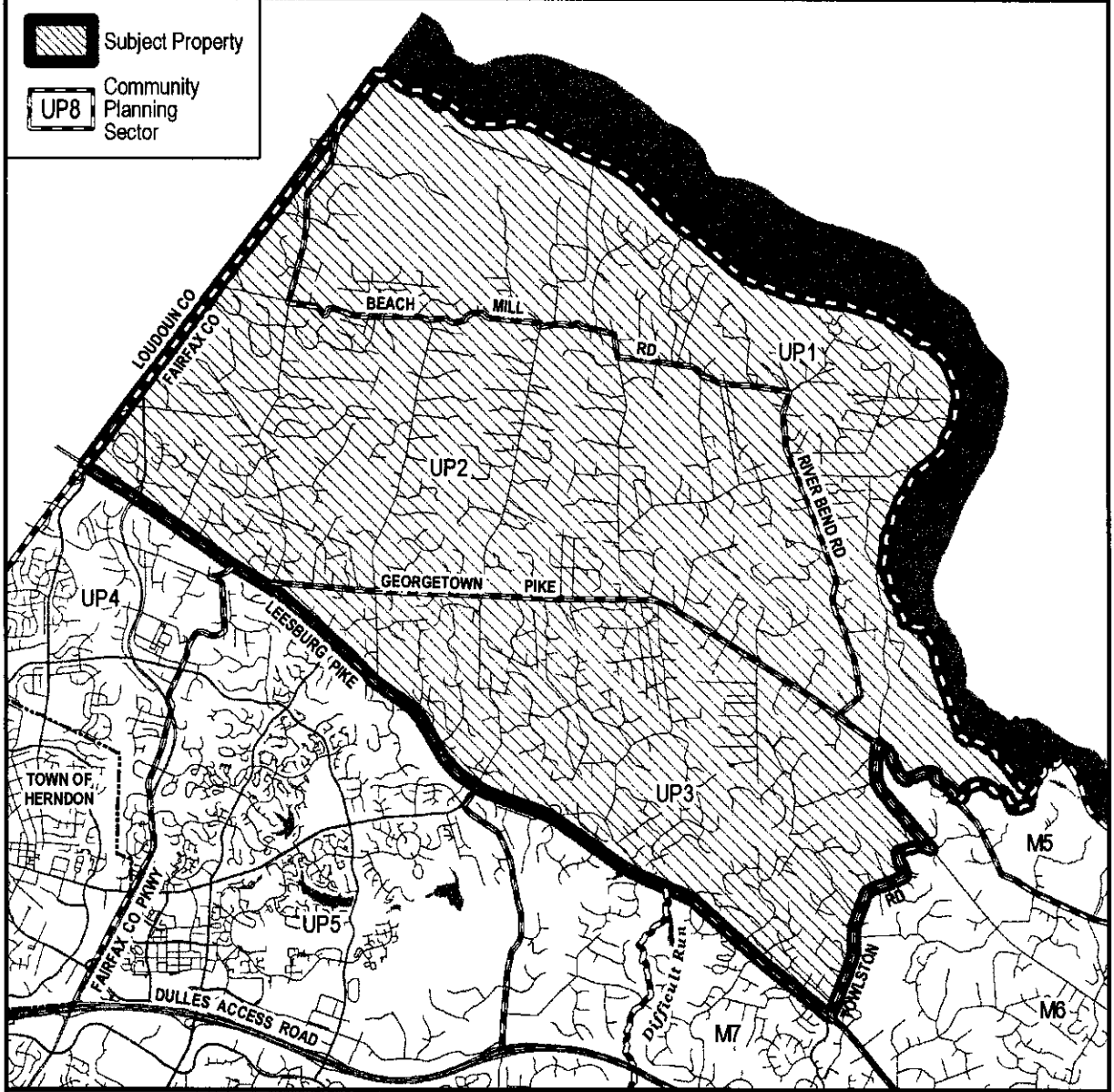
PROPOSED PLAN AMENDMENT: Add text intended to encourage locating utilities underground and protection of Heritage Trees.

SUMMARY OF STAFF RECOMMENDATION:
____ Approve Nomination As Submitted
_X_ Approve Staff Alternative
____ Retain Adopted Plan

Staff recommends that all new development and redeveloped properties in the subject area be strongly encouraged to bury all overhead utilities while protecting the valuable Heritage Trees and significant treescapes of the county. This alternative differs from the nomination in that it does not prescribe an implementation method such as easements but does state the importance of preserving Heritage Trees.

LOCATION MAP FOR SUBJECT PROPERTY
THE SUBJECT PROPERTY FOR 08-III-15UP IS COMPRISED OF THE UP1 AND UP2 COMMUNITY PLANNING SECTORS, AND A PORTION OF THE UP3 COMMUNITY PLANNING SECTOR

2008-2009 NORTH COUNTY APR #
08-III-15UP
DRANESVILLE



Subject Property Current Plan: Generally planned for low density residential with some private recreation, private open space, public park and retail.

Nominated Plan Change: Add plan text intended to encourage locating utilities underground and protection of Heritage Trees.

Staff Recommendation: Approve Staff Alternative. All new development and redeveloped properties are strongly encouraged to bury overhead utilities while protecting the valuable Heritage Trees and significant treescapes, and improving the safety and quality of life in the community.

1 MILE

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
BASE MAP DATA CURRENT TO MARCH 2009

CONTEXT

General Location:

The nomination concerns the Riverfront Planning Sector (UP1), Springvale Planning Sector (UP2), the portion of Hickory Planning Sector (UP3) north and east of Leesburg Pike, all within the Upper Potomac Planning District. This includes land generally located north of Leesburg Pike, east of the Loudoun County – Fairfax County line, south of the Potomac River and west of Towlston Road, Old Dominion Drive and the Difficult Run.

ADOPTED COMPREHENSIVE PLAN TEXT

There is no site specific Plan text. However the Comprehensive Plan, pages 33 and 35 of the Public Facilities section of the Policy Plan, 2007 Edition, Amended through 1-10-2005, states:

> "Objective 40: Locate electrical and land-line service facilities to provide maximum service levels as unobtrusively as possible.
>
> Policy f. Construct underground transmission and distribution lines, whenever possible..."

The Comprehensive Plan, page 16 of the Environment section of the Policy Plan, 2007 Edition, Amended through 2-25-2008, states:

> "Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.
>
> Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices."

NOMINATED PLAN AMENDMENT

Insert the following text, Environment section of the Upper Potomac Planning District Overview:

"Riverfront (UP1), Springvale (UP2) and Hickory (UP3) north of Route 7 constitute the community of Great Falls, a highly committed, environmentally-aware community which has been recognized by the National Wildlife Federation as the 23red Community Wildlife Habitat in the United States, and which has been recognized by the State of Virginia and Fairfax County as the home of some of the largest and oldest Heritage Trees in the State.

The community of Great Falls is distressed by the hacking of trees along road sides by the public utilities, telecommunications companies and others and requests that all overhead wiring and other infrastructural apparatus be buried underground to enhance safety along roadways, reduce

loss of power during storms, and to protect residents during power outages caused by falling trees.

The County shall encourage citizens to grant underground utility easements free of charge. The compensation for granting the easements will be the notable enhancement of the environment and appearance of the grantor's property.

The residents of Great Falls (UP1, UP2, and UP3 north of Route 7) treasure the many Heritage Trees (trees of 100 years of age or older) throughout the community, which must be carefully preserved and protected-the trees and their root systems-during the process of burying utilities.

All new development is to encourage utilities buried underground, as is customary today in other communities such as Reston."

ANALYSIS

New Development or Redevelopment

The benefits of placing utilities underground can include improving the appearance of an area and reducing disruption to the tree canopy when maintaining the utilities. The Public Facilities section of the Policy Plan states as an objective to "Locate electrical and land-line service facilities to provide maximum service levels as unobtrusively as possible." In addition, there are policies that explicitly state that transmission and distribution lines should be underground, whenever possible. In the case of new development or redevelopment, policies in the Comprehensive Plan may be consulted.

Tree Preservation

The Environment section of the Policy Plan includes policies to protect or restore the maximum amount of tree cover. In addition, there are requirements for preserving and replacing tree cover in existing regulations including the county's tree conservation ordinance; zoning ordinance; subdivision ordinance; erosion and sedimentation control ordinance; the heritage, specimen, memorial and street tree ordinance; and the public facilities manual.

RECOMMENDATION

Staff recognizes the desire of the residents of Great Falls to protect the appearance of their community by mitigating the impact of overhead utility lines, and the community's desire to protect valuable Heritage Trees. Initially, staff recommended retaining the current Plan text due to existing Policy Plan guidance for these issues, however, the Dranesville APR Task Force developed an alternative recommendation that staff believes would be appropriate to add to the Area Plan text. Staff has added the geographic area to which the recommendation would apply to be consistent with the nomination.

Staff recommends that the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as <u>underlined</u>.

ADD: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, Amended Through June, 30 2008, Overview, Environment, pages 10-11:

In the Riverfront (UP1), Springvale (UP2), and the portion of the Hickory (UP3) north and east of Leesburg Pike community planning sectors: ....

- Maintain very low density development in the portions of the district that are environmentally constrained and drain into the Difficult Run and the Occoquan....;

- All new development and redeveloped properties are strongly encouraged to bury all overhead utilities while protecting the valuable Heritage Trees and significant treescapes, and improving the safety and quality of life in the community.

NOTE: The Comprehensive Plan Map would not change.

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APR# 08-III-15UP

APR Area Plans Review

2008-2009 NORTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK
Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: Douglas Cobb Daytime Phone: 703.759.2622

Address: P.O. Box 128 (820 Crooked Crow Lane)
Great Falls, VA 22066

Nominator E-mail Address: douglas.cobb3@verizon.net

Signature of Nominator (NOTE: There can be only one nominator per nomination): Doug Cobb

THIS BOX FOR STAFF USE ONLY
Date Received: Postmark 6/27/08
Date Accepted: 7-29-08 cor
Planning District:
Special Area:

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.)

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
Member, Long-Range Planning & Development Committee, Great Falls Citizens Association (GFCA)

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☑ Dranesville ☐ Hunter Mill ☐ Providence ☐ Sully

Total number of parcels nominated: n.a.

Total aggregate size of all nominated parcels (in acres and square feet): n.a. acres n.a. square feet

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☑ No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-5 for more information.) ☑ Yes ☐ No

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted. n.a.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: No current plan text.

b. CURRENT PLAN MAP DESIGNATION: n.a.

c. CURRENT ZONING DESIGNATION: n.a.

APR Area Plans Review

2008-2009 NORTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). See Attachment A.

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) n.a.

f. NON-RESIDENTIAL: Check the appropriate use ☐ Office ☐ Retail ☐ Government/Institutional ☐ Industrial ☐ Open Space ☐ Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: n.a. TOTAL Gross Square Feet: n.a.

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional	n.a.	
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	

**If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.*

h. RESIDENTIAL COMPONENT (Select the appropriate density range proposed and complete the table to the right):

- ☐ .1 - .2 du/ac (5-10 acre lots)
- ☐ .2 - .5 du/ac (2-5 acre lots)
- ☐ .5 - 1 du/ac (1 – 2 acre lots)
- ☐ 1 - 2 du/ac
- ☐ 2 - 3 du/ac
- ☐ 3 - 4 du/ac n.a.
- ☐ 4 - 5 du/ac
- ☐ 5 - 8 du/ac
- ☑ 8 - 12 du/ac
- ☐ 12 - 16 du/ac
- ☐ 16 - 20 du/ac
- ☐ 20+ (specify 10 unit density range) _____

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)	n.a.		
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
TOTAL:			

Attachment A

Proposed Comprehensive Plan Text

Fairfax County Comprehensive Plan, AREA III

Upper Potomac Planning District

Environment, Page 10, 11

Insert the following new text as new paragraphs:

Riverfront (UP1), Springvale (UP2), and Hickory (UP3) north of Route 7 constitute the community of Great Falls, a highly committed, environmentally-aware community which has been recognized by the National Wildlife Federation as the 23rd Community Wildlife Habitat in the United States, and which has been recognized by the State of Virginia and Fairfax County as the home of some of the largest and oldest Heritage Trees in the State.

The community of Great Falls is distressed by the hacking of trees along roadsides by the public utilities, telecommunications companies and others and requests that all overhead wiring and other infrastructural apparatus be buried underground to enhance safety along roadways, reduce loss of power during storms, and to protect residents during power outages caused by falling trees.

The County shall encourage citizens to grant underground utility easements free of charge. The compensation for granting the easements will be the notable enhancement of the environment and appearance of the grantors' property.

The residents of Great Falls (UP1, UP2, and UP3 north of Route 7) treasure the many Heritage Trees (trees of 100 years of age or older) throughout the community, which must be carefully preserved and protected – the trees and their root systems - during the process of burying utilities.

All new development is to include utilities buried underground, as is customary today in other communities such as Reston.

PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

***IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.*

Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number

APR Area Plans Review

2008-2009 NORTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

PART 5: MAP OF SUBJECT PROPERTY See UP1, UP2, UP3

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

See Attachment B.

☐ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

☑ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between May 1, 2008 and June 27, 2008 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

ATTACHMENT B

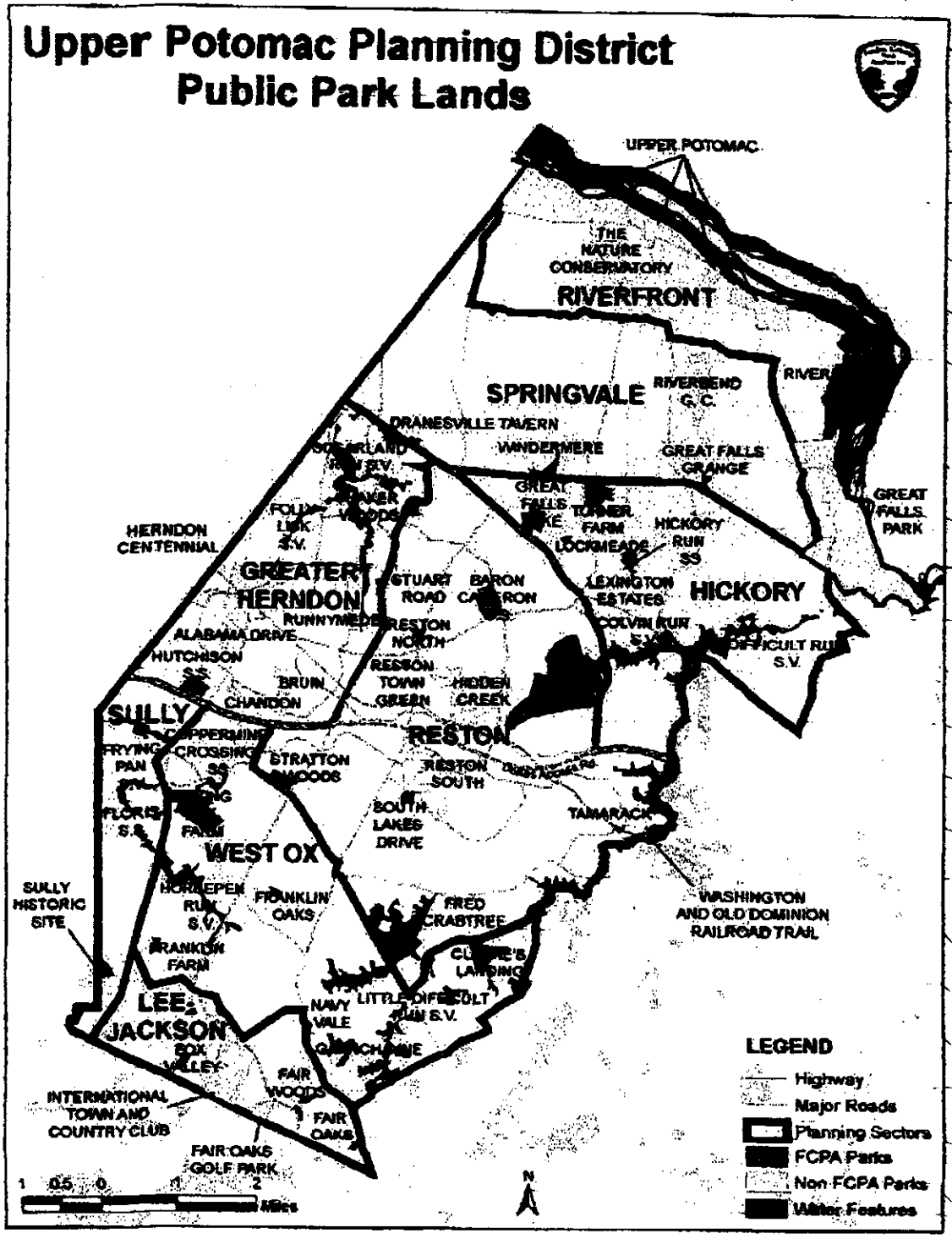
Justification

Great Falls Citizens Association conducted a survey "2020" asking the citizens for their comments regarding the community. Fully 80% of the residents named as their top concern the need to bury the overhead wires.

The overhead utilities disfigure our tree cover, contribute to power outages and cause public safety issues when they are downed by a storm.

The Association is cognizant of the costs involved and are proposing that the utilities be given a window of opportunity of 42 years. (the longest depreciation schedule is 42 years for Dominion Powers overhead lines and poles) We are proposing that by 2050 ALL overhead utility lines in UP1, 2 and 3 be below ground. All utilities for new development should be placed below ground at the time of construction. We are requesting the County to include this requirement in the Comprehensive Plan and coordinate with any necessary legislation with the Commonwealth.

Map 1: Park and Recreation Lands in the Upper Potomac Planning District



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A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2008-2009 NORTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT(S): DRANESVILLE **APR ITEM(S):** APR# 08-III-16UP; 08-III-17UP; 08-III-18UP; 08-III-19UP

NOMINATOR(S): APR# 08-III-16UP, 08-III-17UP & 08-III-18UP: Eleanor Weck;
APR# 08-III-19UP: Eleanor Anderson

ACREAGE: n/a

TAX MAP I.D. NUMBERS: n/a

GENERAL LOCATION: APR# 08-III-16UP: Area generally bounded by the Potomac River, Difficult Run, Georgetown Pike, River Bend Road, Beach Mill Road, Seneca Road and Loudoun County.
APR# 08-III-17UP: Area generally bounded by Seneca Road, Beach Mill Road, River Bend Road, Georgetown Pike, Leesburg Pike and Loudoun County.
APR# 08-III-18UP: Area generally bounded by Georgetown Pike, Old Dominion Drive, Towlston Road, Leesburg Pike Difficult Run, Dulles Toll Road, Hunter Mill Road, Leesburg Pike and Loudoun County.
APR# 08-III-19UP: Area generally bounded by Potomac River, Difficult Run, Georgetown Pike, Old Dominion Drive, Towlston Road, Leesburg Pike, Difficult Run, Dulles Toll Road, Hunter Mill Road, Leesburg Pike and Loudoun County.

PLANNING AREA(S): Area III

District(s): Upper Potomac

Sector(s): APR# 08-III-16UP: Riverfront (UP1)
APR# 08-III-17UP: Springvale (UP2)
APR# 08-III-18UP: Hickory (UP3)
APR# 08-III-19UP: Riverfront (UP1), Springvale (UP2), Hickory (UP3)

Special Area(s): N/A

ADOPTED PLAN MAP: Low Density Residential, Retail & Other, Public Parks, Private Recreation, Private Open Space, Public Facilities

ADOPTED PLAN TEXT: Generally planned for low density residential with some private recreation, private open space, public park and retail and public facilities.

For Policy Plan, Environment section see
http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/environment.pdf
For Policy Plan, Public Facilities section see
http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/pubfacilities.pdf
For Policy Plan, Transportation section see
http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/transportation.pdf

PROPOSED PLAN AMENDMENT:
APR# 08-III-16UP; 08-III-17UP and 08-III-18UP: Proposes to add Plan text indicating that permeable surface trails are preferred in this area except within one mile of elementary schools and commercial areas. APR# 08-III-19UP: Add Plan text to encourage the use of pervious and semi-pervious materials for paved areas.

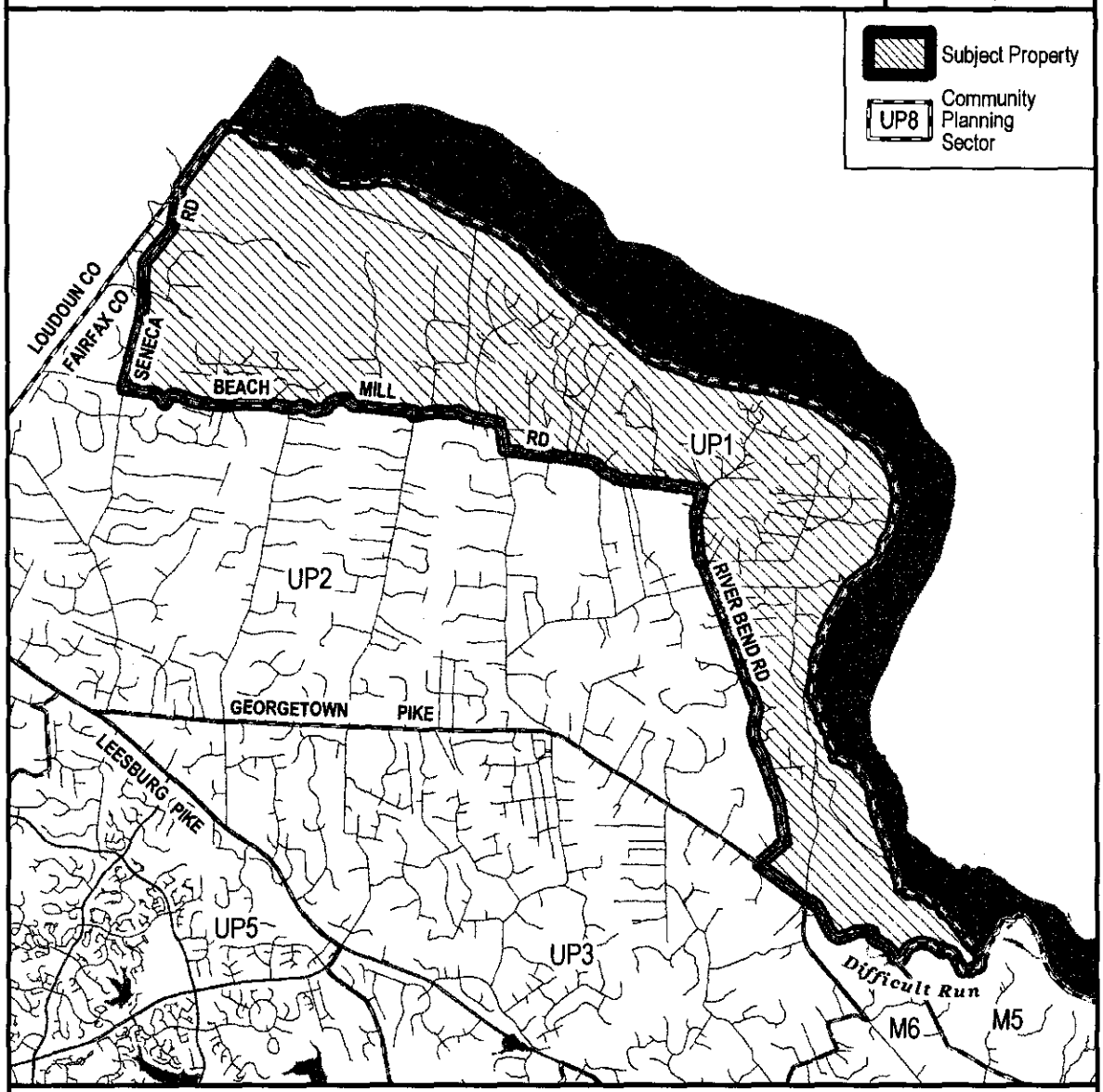
SUMMARY OF STAFF RECOMMENDATION

__X__ Approve Nomination as submitted (APR 08-III-19UP) *
*With minor correction
__X__ Approve Staff Alternative (APR 08-III-16UP, 08-III-17UP, 08-III-18UP)
_____ Retain Adopted Plan

Staff recommends supporting the nomination for APR 08-III-19UP which encourages the use of pervious surfaces for typically paved areas such as parking lots, driveways, walkways and patios. Staff recommends an alternative for APR 08-III-16UP, 08-III-17UP and 08-III-18UP that acknowledges that the adopted Trails Plan designates most of the Great Falls area for natural surface trails. The staff alternative further encourages the consideration of site specific circumstances in new subdivisions to determine the appropriate trail surface which may include natural surface trails.

LOCATION MAP FOR SUBJECT PROPERTY
THE SUBJECT PROPERTY FOR 08-III-16UP IS COMPRISED OF THE UP1 COMMUNITY PLANNING SECTOR

2008-2009 NORTH COUNTY APR #
08-III-16UP
DRANESVILLE



Subject Property Current Plan: Generally planned for low density residential with some private recreation and public park.

Nominated Plan Change: Add Plan text indicating that permeable surface trails are preferred in this area except within one mile of elementary schools and commercial areas.

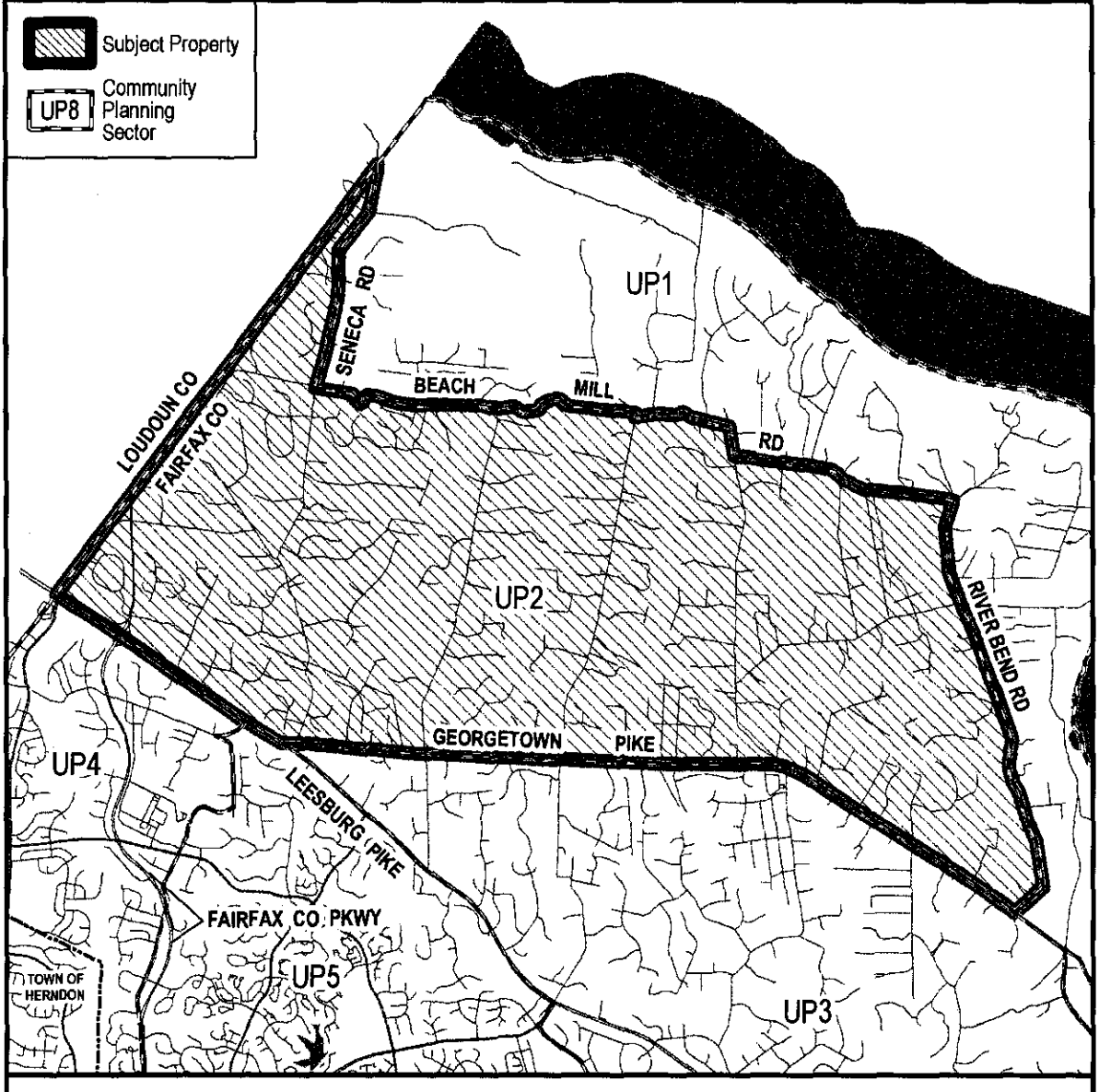
Staff Recommendation: Recommend alternative to reflect existing Trails Plan designation for natural surface trails and encourage consideration of same in new subdivisions as site specific conditions permit.

1 MILE

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
BASE MAP DATA CURRENT TO MARCH 2009

LOCATION MAP FOR SUBJECT PROPERTY
THE SUBJECT PROPERTY FOR 08-III-17UP IS COMPRISED OF THE UP2 COMMUNITY PLANNING SECTOR

2008-2009 NORTH COUNTY APR #
08-III-17UP
DRANESVILLE



Subject Property Current Plan: Generally planned for low density residential with some private recreation, public park and retail.

Nominated Plan Change: Add Plan text indicating that permeable surface trails are preferred in this area except within one mile of elementary schools and commercial areas.

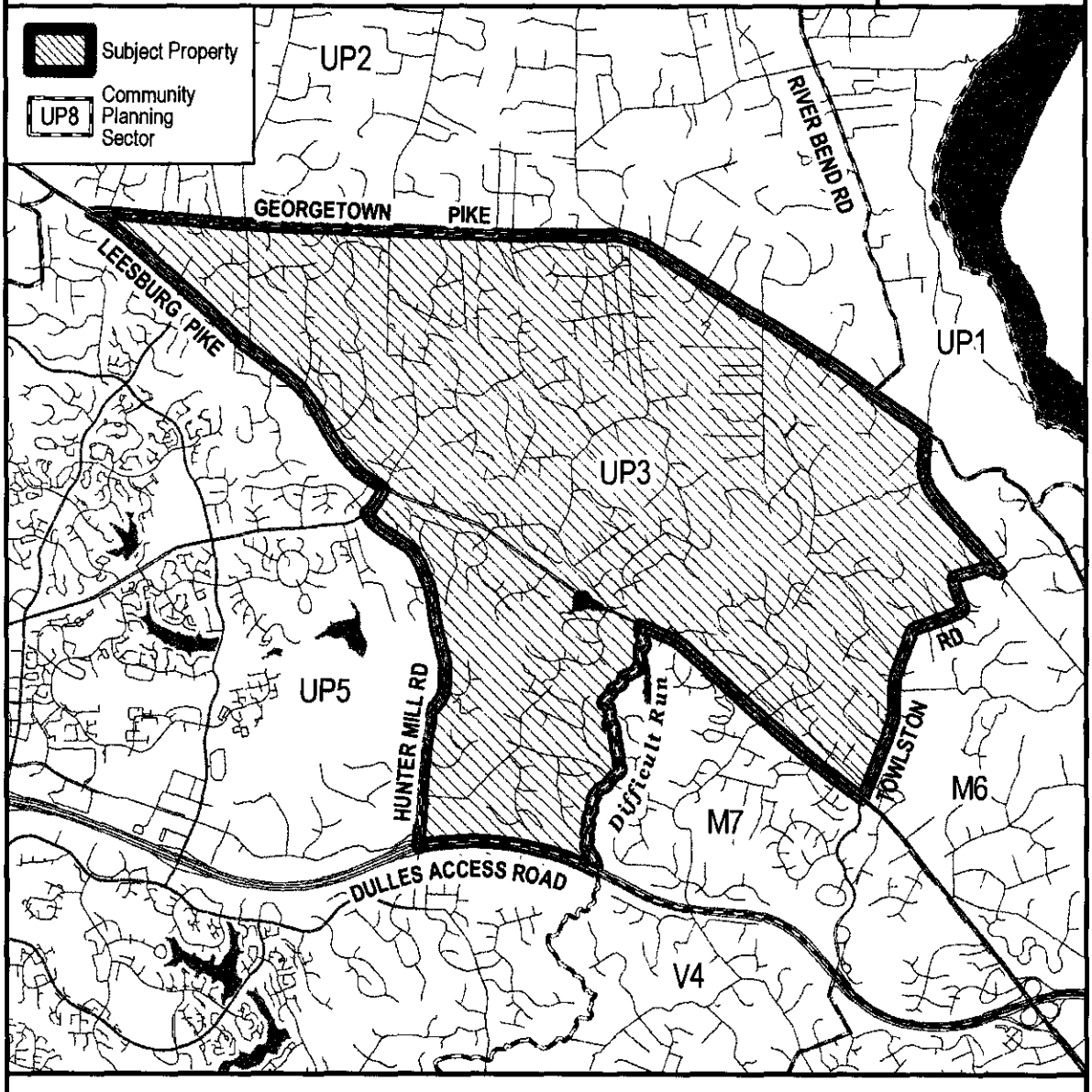
Staff Recommendation: Recommend alternative to reflect existing Trails Plan designation for natural surface trails and encourage consideration of same in new subdivisions as site specific conditions permit.

1 MILE

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
BASE MAP DATA CURRENT TO MARCH 2009

LOCATION MAP FOR SUBJECT PROPERTY
THE SUBJECT PROPERTY FOR 08-III-18UP IS COMPRISED OF THE UP3 COMMUNITY PLANNING SECTOR

2008-2009 NORTH COUNTY APR #
08-III-18UP
DRANESVILLE



Subject Property Current Plan: Generally planned for low density residential with some private open space, public park and retail.

Nominated Plan Change: Add Plan text indicating that permeable surface trails are preferred in this area except within one mile of elementary schools and commercial areas.

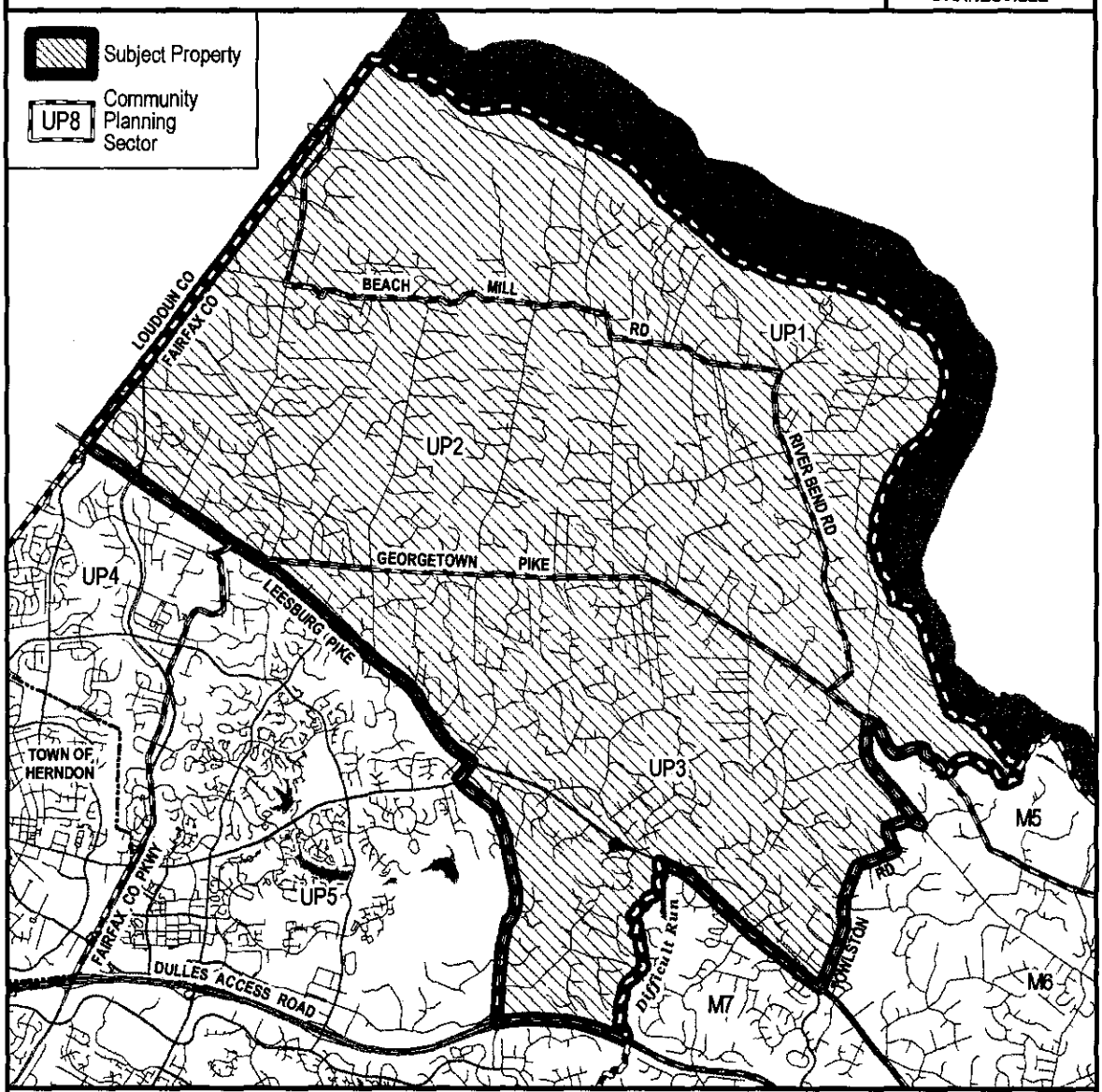
Staff Recommendation: Recommend alternative to reflect existing Trails Plan designation for natural surface trails and encourage consideration of same in new subdivisions as site specific conditions permit.

1 MILE

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
BASE MAP DATA CURRENT TO MARCH 2009

LOCATION MAP FOR SUBJECT PROPERTY
THE SUBJECT PROPERTY FOR 08-III-19UP IS COMPRISED OF THE UP1, UP2, AND UP3 COMMUNITY PLANNING SECTORS

2008-2009 NORTH COUNTY APR #
08-III-19UP
DRANESVILLE



Subject Property Current Plan: Generally planned for low density residential with some private recreation, private open space, public park and retail.

Nominated Plan Change: Add Plan text to encourage the use of pervious and semi-pervious materials for paved areas.

Staff Recommendation: Approve nomination as submitted.

1 MILE

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
BASE MAP DATA CURRENT TO MARCH 2009

CONTEXT

General Location:

The subject property includes the Upper Potomac Planning Sectors UP1, UP2, and UP3 and consists of the area generally bounded by Loudoun County to the west, Leesburg Pike, Hunter Mill Road and the Dulles Toll Road to the south, Towlston Road and Old Dominion Drive to the east and Potomac River to the north.

Existing and Planned Land Use and Zoning:

Subject Property: The subject property is generally planned for and developed with low density residential with some private recreation, private open space, public park and retail. Some small office buildings are located in the area.

Adjacent Area:
North: To the north of the subject property is the Potomac River.
East: The area to east is generally planned for and developed with low density residential uses.
South: The area to the south includes the northern Reston area and lower density residential uses along Difficult Run.
West: The area to west is in Loudoun County and is generally planned for residential use up to 4 dwelling units per acre with neighborhood support retail, office and civic uses.

PLANNING HISTORY

This area has long been predominately planned as a low density residential area. The Planning Horizons effort and the Concept for Future Development reinforced the low density residential character and the planned densities of 1 du/ac and less.

ADOPTED COMPREHENSIVE PLAN TEXT

The adopted Fairfax County Comprehensive Plan encourages new development or redevelopment to minimize the amount of impervious surfaces. Further, the current Trails Plan encourages natural surface trails for most future planned trails in the Great Falls area. The Public Facilities section of the Policy Plan includes an objective which applies to the planned trails network and reflects the need to balance construction and maintenance with fiscal impacts.

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan as amended through 2-25-08; Environment, Water Quality Section, pages 7-8:

Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
- Where feasible, convey drainage from impervious areas into pervious areas.
- Encourage cluster development when designed to maximize protection of ecologically valuable land.
- Encourage the preservation of wooded areas and steep slopes adjacent to stream valley EQC areas.
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes.
- Encourage the use of open ditch road sections and minimize subdivision street lengths, widths, use of curb and gutter sections, and overall impervious cover within cul-de-sacs, consistent with County and State requirements.
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.
- Encourage shared parking between adjacent land uses where permitted.
- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements.

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan as amended through 1-10-05; Public Facilities, Countywide Objective and Policies, page 3:

"Objective 2: Construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.

Policy c. Ensure adequate maintenance of existing facilities."

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan as amended through 3-9-09; Transportation, Countywide Objective and Policies, page 6:

Objective 4: Provide a comprehensive network of sidewalks, trails and bicycle routes as an integral element of the overall transportation network.

The adopted Comprehensive Plan Map shows this area planned for residential use at .1-.2 du/ac, .2-.5 du/ac, .5-1 du/ac, 1-2 du/ac, retail and other, private open space, private recreation, public park and public facilities, governmental and institutional uses.

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan as amended through 3-9-09; Transportation, page 6:

"Objective 4: Provide a comprehensive network of sidewalks, trails and bicycle routes as an integral element of the overall transportation network.
Policy a. Plan for pedestrian, bicycle, and trail system components in conjunction with the Countywide Trails Plan."

NOMINATED PLAN AMENDMENT

APR Nominations 08-III-16UP, 08-III-17UP, and 08-III-18UP propose modifying the Trails section of the Upper Potomac Planning Sectors: Riverfront Planning Sector (UP1), Springvale Planning Sector (UP2) and Hickory Planning Sector (UP3).

APR 08-III-16UP: Nominated Change to Trails Section of UP1 Planning Sector:

"Trails

Trails planned for this sector are delineated on Figure 17 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk.

Trails in this sector are an integral part of the overall County system as well as an important local transportation option. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. ~~Specific construction requirements are detailed in the Public Facilities Manual.~~ Permeable surface trails (e.g. natural surface or stonedust) are preferred including in new subdivisions in this sector (except for within 1 mile of an elementary school and in commercial areas)."

APR 08-III-17UP: Nominated Change to Trails Section of UP2 Planning Sector

"Trails

Trails planned for this sector are delineated on Figure 22 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system as well as an important local transportation option. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. ~~Specific construction requirements are detailed in the Public Facilities Manual.~~ Permeable surface trails (e.g. natural surface or stonedust) are preferred including in new subdivisions in this sector (except for within 1 mile of an elementary school and in commercial areas)."

APR 08-III-18UP: Nominated Change to Trails Section of UP3 Planning Sector

"Trails

Trails planned for this sector are delineated on Figure 16 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system as well as an important local transportation option. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. ~~Specific construction requirements are detailed in the Public Facilities Manual.~~ In the

area north and east of Leesburg Pike (Route 7) permeable surface trails (e.g. natural surface or stonedust) are preferred including in new subdivisions in this part of the sector (except for within 1 mile of an elementary school and in commercial areas)."

APR Nomination 08-III-19UP proposes to add a new bullet point to the Environment Section of the Upper Potomac Planning District and to add a new land use recommendation for Upper Potomac Planning Sectors: Riverfront Planning Sector (UP1), Springvale Planning Sector (UP2) and Hickory Planning Sector (UP3).

New Bullet Point for Environment Section of Upper Potomac Planning District

- " In Upper Potomac Planning Districts 1,2 and 3, encourage the use of pervious and semi-pervious materials for paved areas (e.g. parking lots, driveways, walkways and patios); and"

New Land Use Recommendation for UP1, UP2 and UP3 Planning Sectors:

" Encourage the use of pervious and semi-pervious materials for paved areas (e.g. parking lots, driveways, walkways and patios)."

ANALYSIS

Storm Water Drainage: The Environment section of the Policy Plan encourages new development or redevelopment to minimize the amount of impervious surface to advance the objective of preventing and reducing pollution of surface and groundwater resources. In some instances, pervious surfaces, such as stone dust, may be detrimental to the environment in the floodplain as they can be eroded quickly. Eroded materials can be washed into streams causing siltation and degrading water quality. The best choice of surface material should be determined based on the circumstances of the site and considering the various environmental policies found in the Policy Plan volume of the Comprehensive Plan.

Trails Maintenance: The Policy Plan contains the objective to "Provide a comprehensive network of sidewalks, trails and bicycle routes as an integral element of the overall transportation network". The ability of Fairfax County to build and maintain the network of trails is an important aspect of achieving this objective. The Virginia Department of Transportation (VDOT) will not maintain any permeable trails within their Rights-of-Way, as permeable surface trails require more maintenance than asphalt and generally have a shorter life expectancy. In some instance, requiring new development to provide permeable surface trails may lead to greater expense for trail maintenance within the Great Falls area and increased trail maintenance responsibility to the Park Authority and/or the County of Fairfax. Although pervious surfaces are generally encouraged, the best choice of surface material should be determined based on the circumstances of the site and considering the

various countywide policies found in the Environment section of the Comprehensive Plan.

Paved Trails near Schools and Commercial Use: The Fairfax County Public Facilities Manual includes the requirement to provide paved sidewalks or trails within 1 mile of elementary schools and 1.5 miles of intermediate and high schools. The current Trails Plan generally encourages natural surface trails in the Great Falls area. The nominations proposal to provide paved trails within 1 mile of schools and commercial areas may contradict the current trails Plan and the Public Facilities Manual. For all cases, specific construction requirements are detailed in the Public Facilities Manual.

Conclusion: The Comprehensive Plan already includes countywide guidance to encourage more pervious surface where appropriate to protect surface and groundwater resources. Further, the current Trails Plan encourages natural surface trails for most future planned trails in the Great Falls area. When considering new development or redevelopment, implementation of all Policy Plan goals and objectives should be considered based on the specific circumstance of a site. During the site plan review process, consideration of pervious surface trails may be given based on the type of trail and use, safety, site conditions, maintenance requirements and type and design of adjacent development.

RECOMMENDATION

Staff supports the intent of the nominations to reiterate the importance of encouraging pervious surfaces as a means to protect surface and groundwater resources. Staff recommends an alternative for APR 08-III-16UP, 08-III-17UP, and 08-III-18UP which acknowledges that the adopted Trails Plan designates most of the Great Falls area for natural surface trails. The staff alternative further encourages the consideration of site specific circumstances in new subdivisions to determine the appropriate trail surface. Staff supports nomination 08-III-19UP which encourages the use of pervious surfaces for typically paved areas and the staff recommendation corrects the references to Planning Sectors UP1, UP2 and UP3.

APR 08-III-16UP

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District as amended through 1-26-09; Riverfront Community Planning Sector, Trails, page 82:

"Trails

Trails planned for this sector are delineated on Figure 17 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system as well as an

important local transportation option. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. Specific construction requirements are detailed in the Public Facilities Manual. In this sector, many of the trails on the Countywide Trails Plan map, are shown as natural surface or stone dust. For trails not designated on the Countywide Trails Plan map such as within new subdivisions, consideration may be given to the installation of natural surface or stone dust trails during the site plan review process based upon the type of trail and use, safety, site conditions, maintenance requirements, and type and design of adjacent development."

APR 08-III-17UP

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District as amended through 1-26-09; Springvale Community Planning Sector, Trails, page 93:

"Trails

Trails planned for this sector are delineated on Figure 22 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system as well as an important local transportation option. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. Specific construction requirements are detailed in the Public Facilities Manual. In this sector, many of the trails on the Countywide Trails Plan map, are shown as natural surface or stone dust. For trails not designated on the Countywide Trails Plan map such as within new subdivisions, consideration may be given to the installation of natural surface or stone dust trails during the site plan review process based upon the type of trail and use, safety, site conditions, maintenance requirements, and type and design of adjacent development."

APR 08-III-18UP

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District as amended through 1-26-09; Hickory Community Planning Sector, Trails, page 103:

"Trails

Trails planned for this sector are delineated on Figure 16 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system as well as an important local transportation option. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. Specific construction requirements are detailed in the Public Facilities Manual. In this sector, many of the trails on the Countywide Trails Plan map, are shown as natural surface or stone dust. In the area north and east of Leesburg Pike, trails not designated on the Countywide Trails Plan map such as within new subdivisions, consideration may be given to the installation of natural surface or stone dust trails during the site plan review process based upon the type of trail and use, safety, site conditions, maintenance requirements, and type and design of adjacent development."

APR Nomination 08-III-19UP proposes to add a new bullet point to the Environment Section of the Upper Potomac Planning District and to add a new land use recommendation for Upper Potomac Planning Sectors: Riverfront Planning Sector (UP1), Springvale Planning Sector (UP2) and Hickory Planning Sector (UP3).

APR 08-III-19UP

ADD: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District as amended through 1-26-09; Overview, Environment, add new bullet point, page 11:

- "Construct the regional stormwater management ponds according to the Regional Stormwater Management Plan. Discourage the use of on-site stormwater management techniques in lieu of a regional alternative. In headwaters areas with suitable soils, infiltration techniques may be appropriate; ~~and~~
- Encourage and maintain planned low densities in the stream valley headwaters; and

- In Upper Potomac Planning Sectors UP1, UP2 and UP3, encourage the use of pervious and semi-pervious materials for paved areas (e.g. parking lots, driveways, walkways and patios)."

ADD: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District as amended through 1-26-09; Riverfront Community Planning Sector, Land Use, page 80:

"4. Encourage the use of pervious and semi-pervious materials for paved areas (e.g. parking lots, driveways, walkways and patios)."

ADD: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District as amended through 1-26-09; Springvale Community Planning Sector, Land Use, page 88:

"11. Encourage the use of pervious and semi-pervious materials for paved areas (e.g. parking lots, driveways, walkways and patios)."

ADD: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District as amended through 1-26-09; Hickory Community Planning Sector, Land Use, page 98:

"13. Encourage the use of pervious and semi-pervious materials for paved areas (e.g. parking lots, driveways, walkways and patios)."

PLAN MAP: The Comprehensive Plan map will not change.

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APR Area Plans Review

2008-2009 NORTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: Eleanor Weck Daytime Phone: 703-759-2099

Address: 660 Mine Ridge Rd. Great Falls, VA 22066

Nominator E-mail Address: e.weck@verizon.net

Signature of Nominator (NOTE: There can be only one nominator per nomination): Eleanor Weck

THIS BOX FOR STAFF USE ONLY

Date Received: Postmark 4/27/08

Date Accepted: 7-23-08 cor

Planning District: Dranesville

Special Area: _____

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.) _____

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.

President, Great Falls Trailblazers

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☒ Dranesville ☐ Hunter Mill ☐ Providence ☐ Sully

Total number of parcels nominated: N/A

Total aggregate size of all nominated parcels (in acres and square feet): N/A acres N/A square feet

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☒ No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) ☒ Yes ☐ No

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted. N/A

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: See Attachment A

b. CURRENT PLAN MAP DESIGNATION: N/A

c. CURRENT ZONING DESIGNATION: N/A

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). See Attachment B.

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) N/A

f. NON-RESIDENTIAL: Check the appropriate use ☐ Office ☐ Retail ☐ Government/Institutional ☐ Industrial ☐ Open Space ☐ Mixed Use (specify uses in table)

N/A

g. TOTAL Floor Area Ratio (FAR) Proposed: N/A TOTAL Gross Square Feet: N/A

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	

**If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.*

h. RESIDENTIAL COMPONENT (Circle the appropriate density range proposed and complete the table to the right):

.1 - .2 du/ac (5-10 acre lots)
.2 - .5 du/ac (2-5 acre lots)
.5 - 1 du/ac (1 – 2 acre lots)
1 - 2 du/ac
2 - 3 du/ac
3 - 4 du/ac
4 - 5 du/ac
5 - 8 du/ac
8 - 12 du/ac
12 - 16 du/ac
16 - 20 du/ac
20+ (specify 10 unit density range) _____

N/A

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			

Continued

PART 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted. N/A

PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

See Attachment C.

All completed nomination forms must be submitted between May 1, 2008 and June 27, 2008 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
N/A	—	—	—	—	—

Attachment A

Current Comprehensive Plan Text
Fairfax County Comprehensive Plan, AREA III
Upper Potomac Planning District
UP-1 Riverfront Community Planning Sector
Page 76

Trails

Trails planned for this sector are delineated on Figure 16 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system. While some of the segments have already been constructed, the Countywide Trails Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. Specific construction requirements are detailed in the Public Facilities Manual.

Attachment B

Proposed Comprehensive Plan Text
Fairfax County Comprehensive Plan, AREA III
Upper Potomac Planning District
UP-1 Riverfront Community Planning Sector
Page 76

Replace the current Plan text with the following new text:

Trails

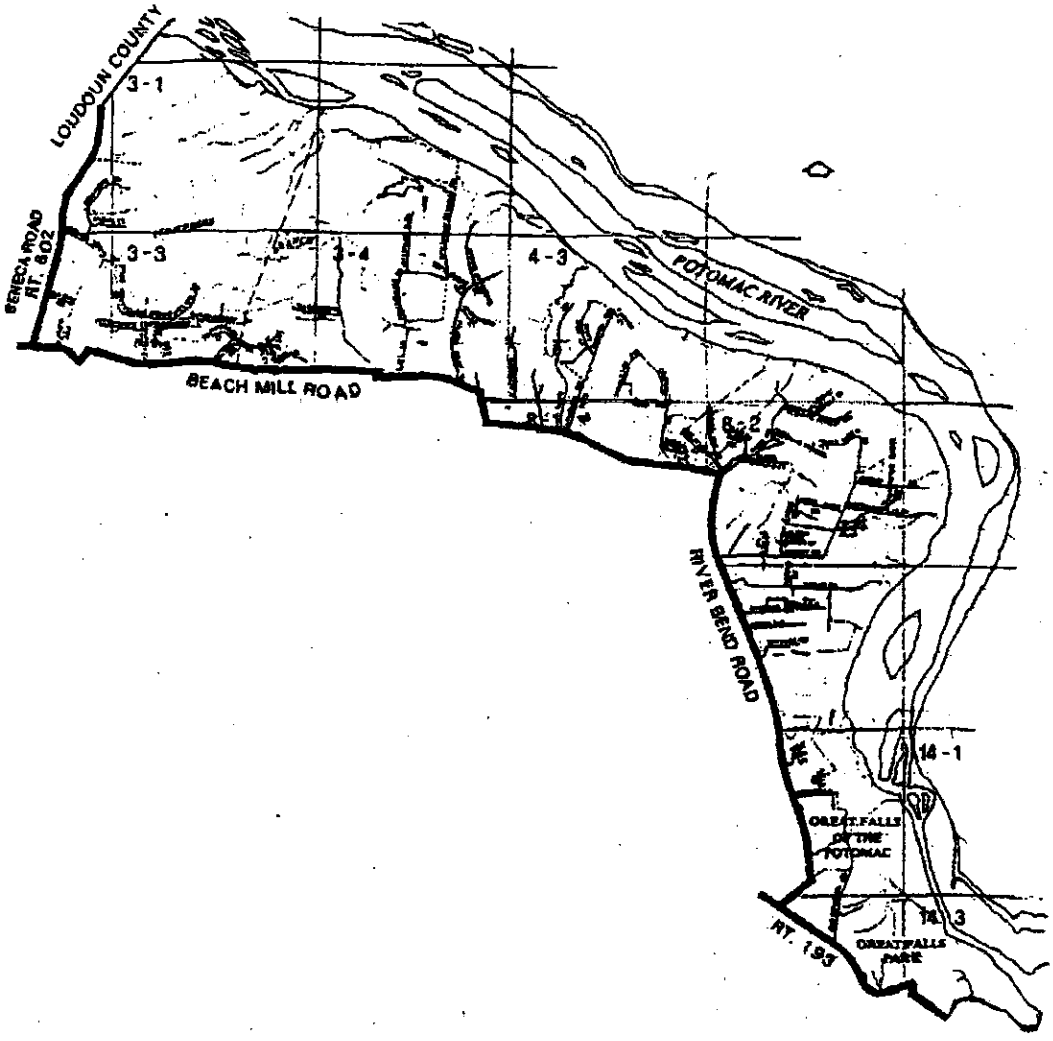
Trails planned for this sector are delineated on Figure 16 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system **as well as an important local transportation option**. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. **Permeable surface trails (e.g. natural surface or stonedust) are preferred including in new subdivisions in this sector (except for within 1 mile of an elementary school and in commercial areas).**

Attachment C

Justification

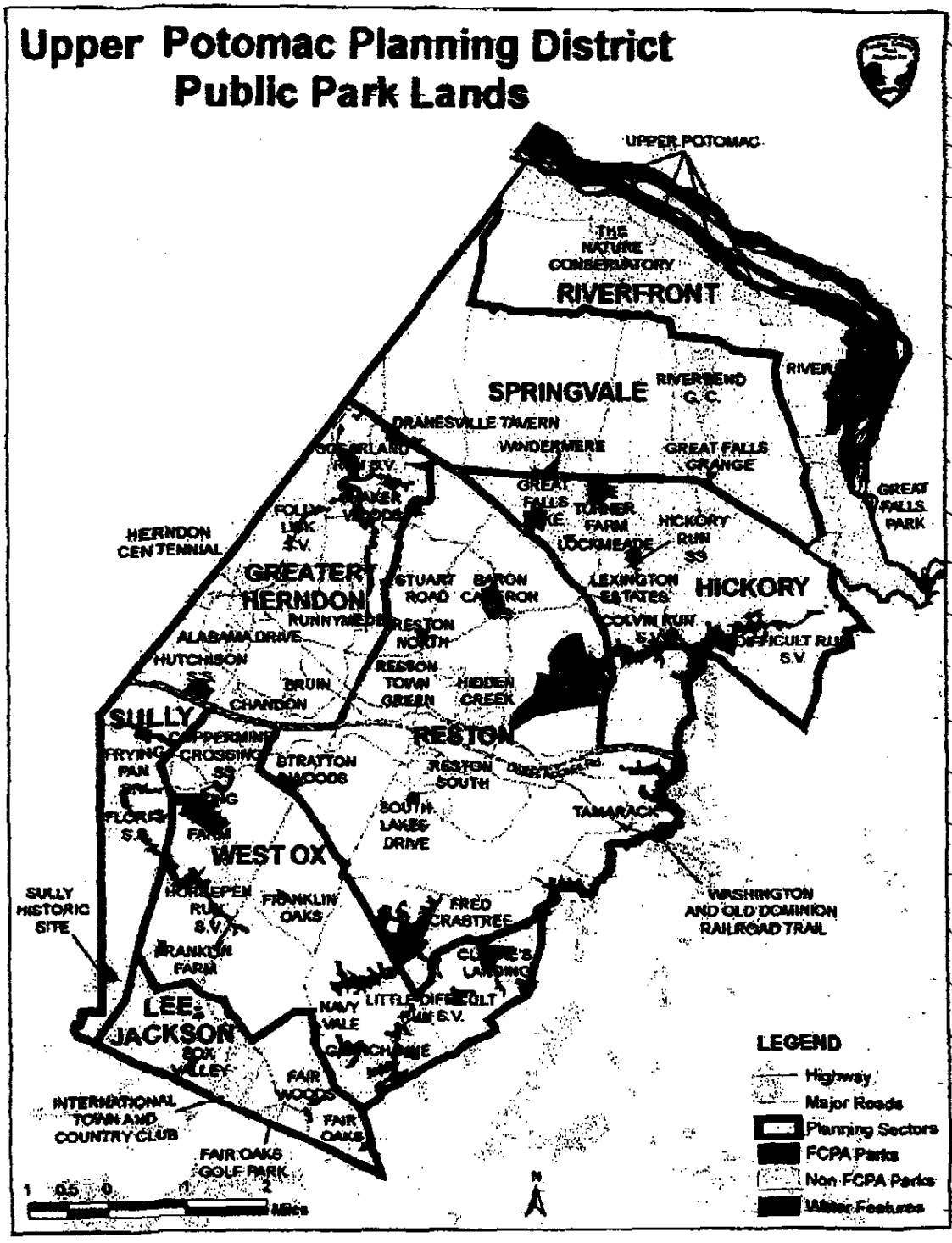
The proposed new text would underscore the fact that the system of trails planned for the Great Falls area are viewed by local residents not just as an integral part of the overall County system, but an important local alternative for walkers, bikers, equestrians etc. The Great Falls 2020 Vision Survey found that residents rank a trail system as an important feature in their ideal picture of what Great Falls should look like in 2020.

For many years the Great Falls community has sought to develop an integrated trail system based on the installation of permeable surface trails. Permeable surface trails help reduce run-off by allowing for absorption of rain and snow and thus help protect the quality of local streams as well as the Potomac River and the Chesapeake Bay.



LAND USE RECOMMENDATIONS FIGURE 14
GENERAL LOCATOR MAP

Map 1: Park and Recreation Lands in the Upper Potomac Planning District



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APR
Area Plans Review

APR# 08-III-17UP

2008-2009 NORTH COUNTY AREA PLANS REVIEW CYCLE

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: Eleanor Weck Daytime Phone: 703-759-2059

Address: 660 Mine Ridge Rd.
Great Falls, VA 22066

Nominator E-mail Address: e.weck@verizon.net

Signature of Nominator (NOTE: There can be only one nominator per nomination):
Eleanor Weck

THIS BOX FOR STAFF USE ONLY
Date Received: Postmark 6/27/08
Date Accepted: 7-23-08 CDR
Planning District: Dranesville
Special Area:

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.)

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
President, Great Falls Trailblazers

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☒ Dranesville ☐ Hunter Mill ☐ Providence ☐ Sully

Total number of parcels nominated: N/A

Total aggregate size of all nominated parcels (in acres and square feet): N/A acres N/A square feet

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☒ No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) ☒ Yes ☐ No

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted. N/A

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: See Attachment A

b. CURRENT PLAN MAP DESIGNATION: N/A

c. CURRENT ZONING DESIGNATION: N/A

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). See Attachment B.

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) N/A

f. NON-RESIDENTIAL: Check the appropriate use ☐ Office ☐ Retail ☐ Government/Institutional ☐ Industrial ☐ Open Space ☐ Mixed Use (specify uses in table)

N/A

g. TOTAL Floor Area Ratio (FAR) Proposed: N/A TOTAL Gross Square Feet: N/A

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	

**If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.*

h. RESIDENTIAL COMPONENT (Circle the appropriate density range proposed and complete the table to the right):

.1 - .2 du/ac (5-10 acre lots)
.2 - .5 du/ac (2-5 acre lots)
.5 - 1 du/ac (1 – 2 acre lots)
1 - 2 du/ac
2 - 3 du/ac
3 - 4 du/ac
4 - 5 du/ac
5 - 8 du/ac
8 - 12 du/ac
12 - 16 du/ac
16 - 20 du/ac
20+ (specify 10 unit density range) _____

N/A

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
TOTAL			

PART 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted. N/A

PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

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☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

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N/A	—	—	—	—	—

Attachment A

Current Comprehensive Plan Text
Fairfax County Comprehensive Plan, AREA III
Upper Potomac Planning District
UP-2 Springvale Community Planning Sector
Page 84

Trails

Trails planned for this sector are delineated on Figure 16 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system. While some of the segments have already been constructed, the Countywide Trails Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. Specific construction requirements are detailed in the Public Facilities Manual.

Attachment B

Proposed Comprehensive Plan Text
Fairfax County Comprehensive Plan, AREA III
Upper Potomac Planning District
UP-2 Springvale Community Planning Sector
Page 84

Replace the current Plan text with the following new text:

Trails

Trails planned for this sector are delineated on Figure 16 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system **as well as an important local transportation option**. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. **Permeable surface trails (e.g. natural surface or stonedust) are preferred including in new subdivisions in this sector (except for within 1 mile of an elementary school and in commercial areas).**

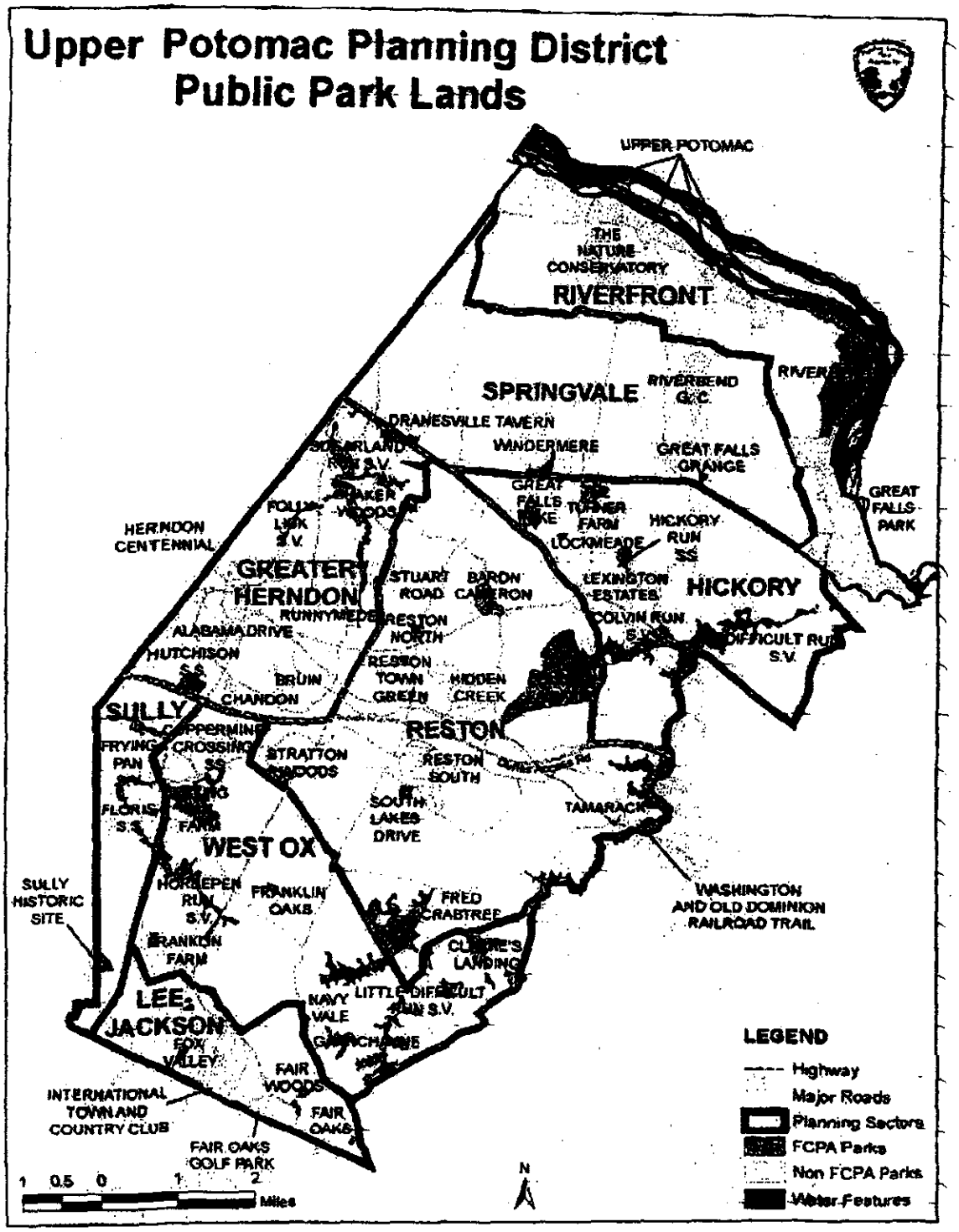
Attachment C

Justification

The proposed new text would underscore the fact that the system of trails planned for the Great Falls area are viewed by local residents not just as an integral part of the overall County system, but an important local alternative for walkers, bikers, equestrians etc. The Great Falls 2020 Vision Survey found that residents rank a trail system as an important feature in their ideal picture of what Great Falls should look like in 2020.

For many years the Great Falls community has sought to develop an integrated trail system based on the installation of permeable surface trails. Permeable surface trails help reduce run-off by allowing for absorption of rain and snow and thus help protect the quality of local streams as well as the Potomac River and the Chesapeake Bay.

Map 1: Park and Recreation Lands in the Upper Potomac Planning District



APR
Area Plans Review

2008-2009 NORTH COUNTY AREA PLANS REVIEW CYCLE

APR# 08-III-18UP

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: Eleanor Weck Daytime Phone: 703-759-2059

Address: 660 Mine Ridge Rd.
Great Falls, VA 22066

Nominator E-mail Address: e.weck@verizon.net

Signature of Nominator (NOTE: There can be only one nominator per nomination):
Eleanor Weck

THIS BOX FOR STAFF USE ONLY
Date Received: Postmark 6/27/08
Date Accepted: 7-23-08 WAR
Planning District: Dranesville
Special Area:

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.)

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
President, Great Falls Trailblazers

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☒ Dranesville ☐ Hunter Mill ☐ Providence ☐ Sully

Total number of parcels nominated: N/A

Total aggregate size of all nominated parcels (in acres and square feet): N/A acres N/A square feet

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☒ No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) ☒ Yes ☐ No

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted. N/A

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: See Attachment A

b. CURRENT PLAN MAP DESIGNATION: N/A

c. CURRENT ZONING DESIGNATION: N/A

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). See Attachment B.

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) N/A

f. NON-RESIDENTIAL: Check the appropriate use ☐ Office ☐ Retail ☐ Government/Institutional ☐ Industrial ☐ Open Space ☐ Mixed Use (specify uses in table)

N/A

g. TOTAL Floor Area Ratio (FAR) Proposed: N/A TOTAL Gross Square Feet: N/A

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	

**If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.*

h. RESIDENTIAL COMPONENT (Circle the appropriate density range proposed and complete the table to the right):

.1 - .2 du/ac (5-10 acre lots)
.2 - .5 du/ac (2-5 acre lots)
.5 - 1 du/ac (1 – 2 acre lots)
1 - 2 du/ac
2 - 3 du/ac
3 - 4 du/ac
4 - 5 du/ac
5 - 8 du/ac
8 - 12 du/ac
12 - 16 du/ac
16 - 20 du/ac
20+ (specify 10 unit density range) _____

N/A

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
TOTAL			

Continued

PART 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted. N/A

PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

See Attachment C.

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N/A	—	—	—	—	—

Attachment A

Current Comprehensive Plan Text
Fairfax County Comprehensive Plan, AREA III
Upper Potomac Planning District
UP-3 Hickory Community Planning Sector
Page 93

Trails

Trails planned for this sector are delineated on Figure 16 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system. While some of the segments have already been constructed, the Countywide Trails Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. Specific construction requirements are detailed in the Public Facilities Manual.

Attachment B

Proposed Comprehensive Plan Text
Fairfax County Comprehensive Plan, AREA III
Upper Potomac Planning District
UP-3 Hickory Community Planning Sector
Page 93

Replace the current Plan text with the following new text:

Trails

Trails planned for this sector are delineated on Figure 16 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system **as well as an important local transportation option**. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. **In the area north and east of Leesburg Pike (Route 7) permeable surface trails (e.g. natural surface or stonedust) are preferred including in new subdivisions in this part of the sector (except for within 1 mile of an elementary school and in commercial areas).**

Attachment C

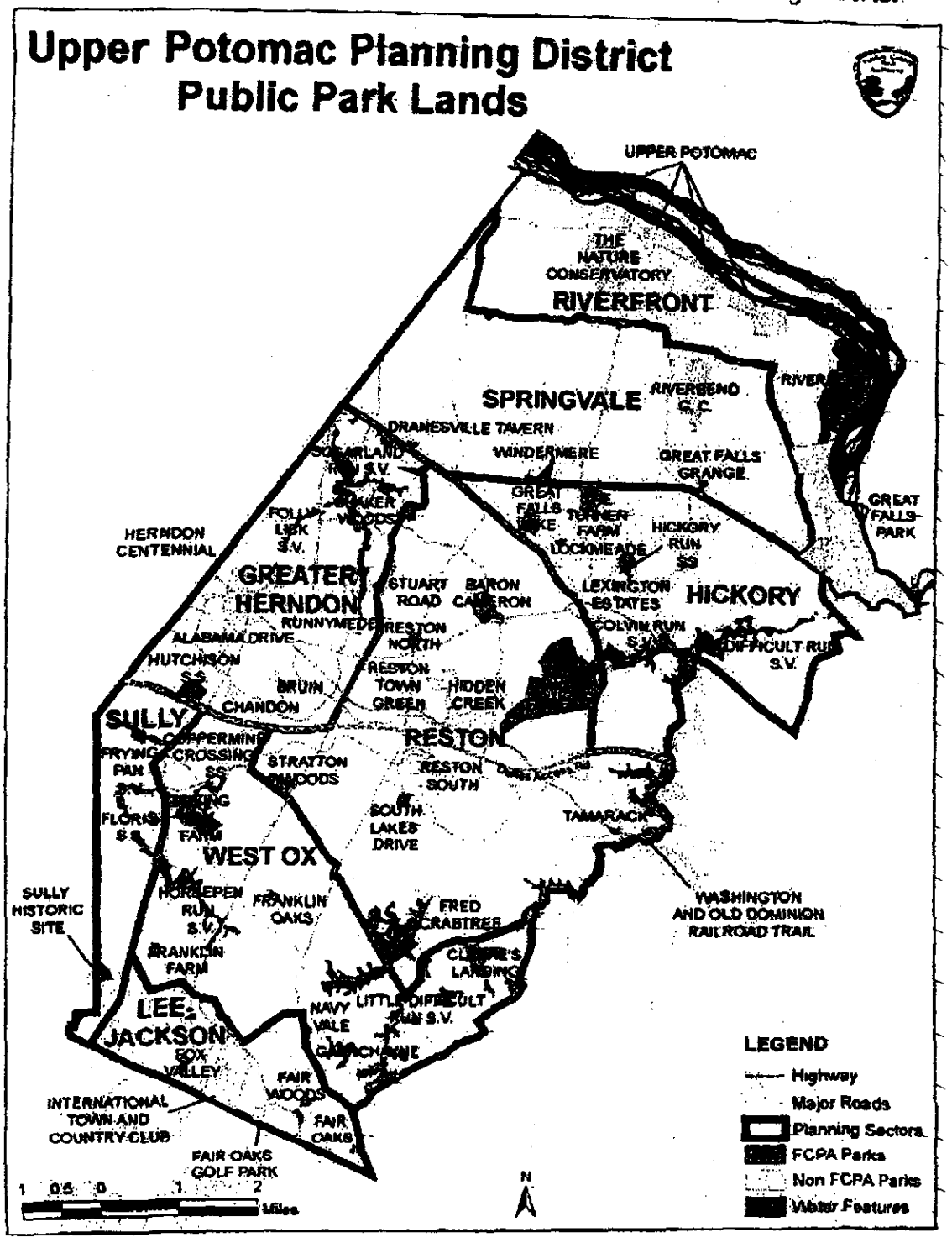
Justification

The proposed new text would underscore the fact that the system of trails planned for the Great Falls area are viewed by local residents not just as an integral part of the overall County system, but an important local alternative for walkers, bikers, equestrians etc. The Great Falls 2020 Vision Survey found that residents rank a trail system as an important feature in their ideal picture of what Great Falls should look like in 2020.

For many years the Great Falls community has sought to develop an integrated trail system based on the installation of permeable surface trails. Permeable surface trails help reduce run-off by allowing for absorption of rain and snow and thus help protect the quality of local streams as well as the Potomac River and the Chesapeake Bay.

Since the Hickory Community Planning Sector includes areas south of Leesburg Pike (Rt. 7) that are outside of the Great Falls area, we have included language in the proposed text that would restrict the application of the permeable surface text to the part of that Sector that is within Great Falls.

Map 1: Park and Recreation Lands in the Upper Potomac Planning District



NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK
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PART 1. NOMINATOR/AGENT INFORMATION

Name: Eleanor Anderson Daytime Phone: 703-757-0448
Address: 10106 Beach Mill Road
Great Falls, VA 22066
Nominator E-mail Address: elandpaul@cox.net
Signature of Nominator (NOTE: There can be only one nominator per nomination):
Eleanor C Anderson

THIS BOX FOR STAFF USE ONLY
Date Received: Postmark 6/27/08
Date Accepted: 7-23-08 CDR
Planning District: UPPER POT.
Special Area: _____

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.) _____

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
Environment Com., Great Falls Citizens Assoc. (GFCA)

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☒ Dranesville ☐ Hunter Mill ☐ Providence ☐ Sully

Total number of parcels nominated: N/A

Total aggregate size of all nominated parcels (in acres and square feet): N/A acres N/A square feet

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☒ No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) ☒ Yes ☐ No

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

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b. CURRENT PLAN MAP DESIGNATION: N/A

c. CURRENT ZONING DESIGNATION: N/A

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). See Attachment A

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) N/A

f. NON-RESIDENTIAL: Check the appropriate use ☐ Office ☐ Retail ☐ Government/Institutional ☐ Industrial ☐ Open Space ☐ Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: N/A TOTAL Gross Square Feet: N/A

Categories	Percent of Total FAR	Square feet
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Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	

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h. RESIDENTIAL COMPONENT (Circle the appropriate density range proposed and complete the table to the right):

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.5 - 1 du/ac (1 – 2 acre lots)
1 - 2 du/ac
2 - 3 du/ac N/A
3 - 4 du/ac
4 - 5 du/ac
5 - 8 du/ac
8 - 12 du/ac
12 - 16 du/ac
16 - 20 du/ac
20+ (specify 10 unit density range) _____

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			

Continued

PART 5: MAP OF SUBJECT PROPERTY N/A

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

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N/A	—	—	—	—	—

Attachment A

Proposed Comprehensive Plan Text
Fairfax County Comprehensive Plan, AREA III
Upper Potomac Planning District
Overview, page 11

Insert the following new text as the second bullet on page 11 in the Environment section:

- **Encourage the use of pervious and semi-pervious materials for paved areas (e.g. parking lots, driveways, walkways and patios); and**

Attachment B

Justification

While the Environment section of the Policy Plan addresses the use of pervious surfaces in low-use parking areas, we believe that it is important to encourage the use of pervious or semi-pervious materials in connection with other types of surfaces as well. This is particularly important in the Great Falls area where a majority of the homes are dependent on private drinking water wells. Many of the streams in the Great Falls area are healthy but need additional protection as development continues in the area. In addition, pervious and semi-pervious surfaces are an important factor in the effort to clean-up the Potomac River and the Chesapeake Bay.

There have been and continue to be great improvements in the types and choices of pervious and semi-pervious materials available today for a wide range of uses. We believe it is important that builders, homeowners and business owners be made aware of these alternatives so they can be incorporated in future developments and renovation projects, particularly in an area as ecologically sensitive and important as the Great Falls area of Fairfax County.

From: Eleanor Anderson [mailto:elandpaul@cox.net]
Sent: Monday, September 08, 2008 11:58 AM
To: Quintero, Clara
Cc: jculfsr@verizon.net
Subject: revision to Area Plan nomination

In answer to the questions you raised this morning regarding the nomination I submitted for review, I request the following revisions:

In the Proposed Comphrehensive Plan Text, Fairfax County Comprehensive Plan, Area III Upper Potomac Planning District Overview, insert the following new text as the second bullet on page 11 in the Environment section:

In Upper Potomac Planning Districts 1, 2 and 3, encourage the use of pervious and semi-previous materials for paved areas (e.g. parking lots, driveways, walkways and patios); and

For UP1 Riverfront Community Planning Sector, insert a new paragraph 4, on page 73 as follows:

4. Encourage the use of pervious and semi-pervious materials for paved areas (e.g. parking lots, driveways, walkways and patios).

For UP2 Springvale Community Planning Sector, insert a new paragraph number 11 on page 81 as follows:

11. Encourage the use of pervious and semi-pervious materials for paved areas (e.g. parking lots, driveways, walkways and patios).

For UP3 Hickory Community Planning Sector, insert a new paragraph number 13 on page 90 as follows:

13. Encourage the use of pervious and semi-pervious materials for paved areas (e.g. parking lots, driveways, walkways and patios).

Please note that all references to page numbers relate to the online version of the Comprehensive Plan. Thank you.

Eleanor Anderson

----- Original Message -----
From: Quintero, Clara
To: elandpaul@cox.net
Sent: Monday, September 08, 2008 11:37 AM
Subject: APR nomination

Ms. Anderson

Good Morning. Thank you for taking a few minutes to discuss your APR nomination (temporary number PC 2008-052) with me today. I've included my contact information and you are welcome to reply to this email to clarify which

area was proposed for change in your APR nomination. As written, it appears that you are proposing that the language apply to the entire Upper Potomac Planning District. However, your justification discusses the need to encourage pervious surfaces in the Great Falls area. Please let me know if you intended the proposed Plan text to apply to the entire Upper Potomac Planning District or a smaller area, such as Planning Sectors UP1, UP2 and UP3.

I look forward to your response.

Thank you,
Clara

Clara Quintero Johnson
Planner III
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035
phone 703-324-1380 fax 703-324-3056
email: clara.quintero@fairfaxcounty.gov

A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2008-2009 NORTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICTS: DRANESVILLE
HUNTER MILL
SULLY

APR ITEM(S): 08-III-20UP

NOMINATOR(S): Stella Koch

ACREAGE: N/A

TAX MAP I.D.: N/A

GENERAL LOCATION: The Upper Potomac Planning District is the area generally bounded by the Potomac River to the north; Walney Road and Lee Jackson Memorial Highway to the south; Vale Road and portions of Difficult Run and Towlston Road to the east; Loudoun County to the west.

PLANNING AREA: III
District: Upper Potomac
Sector: Riverfront (UP1), Springvale (UP2), Hickory (UP3), Greater Herndon (UP4), Reston (UP5), Sully (UP6), West Ox (UP7), Lee-Jackson (UP8)

Special Areas: Reston Herndon Suburban Center, portion Dulles Suburban Center, and portion Fairfax Center Area

ADOPTED PLAN MAP: N/A

ADOPTED PLAN TEXT: See Attachment I for current adopted Environment section of the Overview for the Upper Potomac Planning District.

For complete Plan text see: http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/upperpotomac.pdf

PROPOSED PLAN AMENDMENT: Update the Environment section of the Overview for the Upper Potomac Planning District and incorporate current Policy Plan guidance.

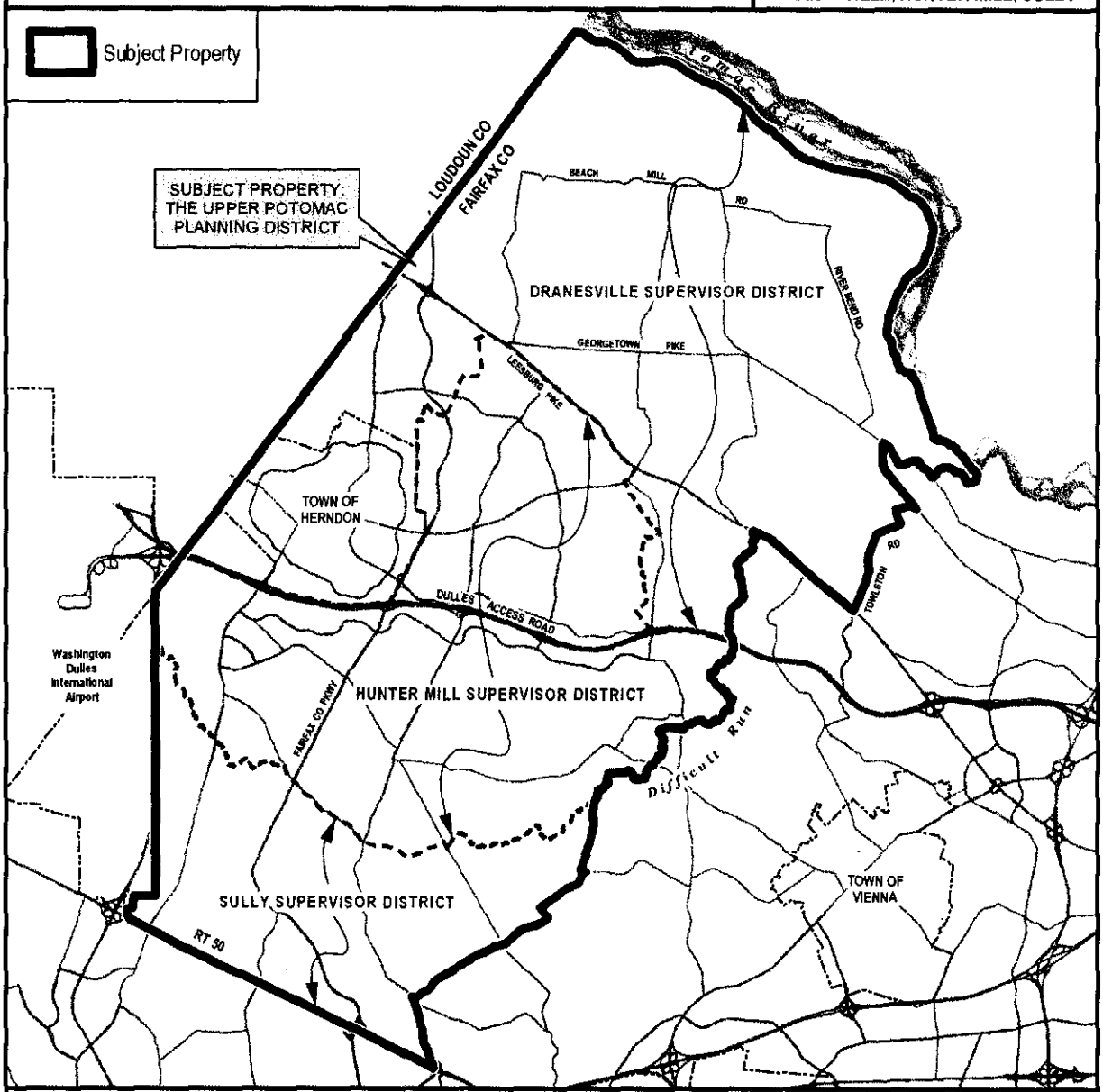
SUMMARY OF STAFF RECOMMENDATION:

____ Approve Nomination As Submitted
_X__ Approve Staff Alternative
____ Retain Adopted Plan

Staff supports the intent of the nomination and provides an alternative to update the Plan text, improve the characterization of the area and to reflect more current Environmental Policy. The staff alternative provides a more complete description of watersheds that make up the Upper Potomac District, reflects more current County approaches to environmental protection and incorporates many of the concepts raised by the nominator's proposal.

LOCATION MAP FOR SUBJECT PROPERTY
THE SUBJECT PROPERTY FOR 08-III-20UP IS COMPRISED OF THE ENTIRE UPPER POTOMAC PLANNING DISTRICT

2008-2009 NORTH COUNTY APR #
08-III-20UP
DRANESVILLE, HUNTER MILL, SULLY



Subject Property Current Plan: Plan text for the Upper Potomac Planning District may be viewed at http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm.

Nominated Plan Change: Modify the Environment Section of the Upper Potomac Planning District.

Staff Recommendation: Approve Staff Alternative.

10,000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
BASE MAP DATA CURRENT TO MARCH 2009

CONTEXT

General Location:

The proposed nomination concerns the Hickory Planning Sector (UP3), Springvale Planning Sector (UP2), Riverfront Planning Sector (UP1) Greater Herndon (UP4), Reston (UP5), Sully (UP6), West Ox (UP7), Lee-Jackson (UP8) all within the Upper Potomac Planning District.

ADOPTED COMPREHENSIVE PLAN TEXT

See Attachment I

NOMINATED PLAN AMENDMENT

Insert the following text in the Environment Section of the Upper Potomac Planning District Overview:

Environment

"The Upper Potomac Planning District contains a portion of the Occoquan Reservoir watershed, Difficult Run mainstem and some tributary streams, most of the Sugarland Run watershed and all of Pond Branch and Nichols Run. The northern boundary of the Planning District is the shoreline of the Potomac River, which is mostly park or preserved lands.

The northern and southeastern parts of the Planning District have a rural character, with a large number of stream valley habitats protected as either Fairfax County Environmental Quality Corridors (EQC's) and/or Chesapeake Bay Resource Protection Areas (RPA's). This area is vital to the preservation of what remains of Fairfax's untouched natural resources. Reston and Herndon's natural resources, in the central portion of the planning district, on the other hand, have been developed for some time.

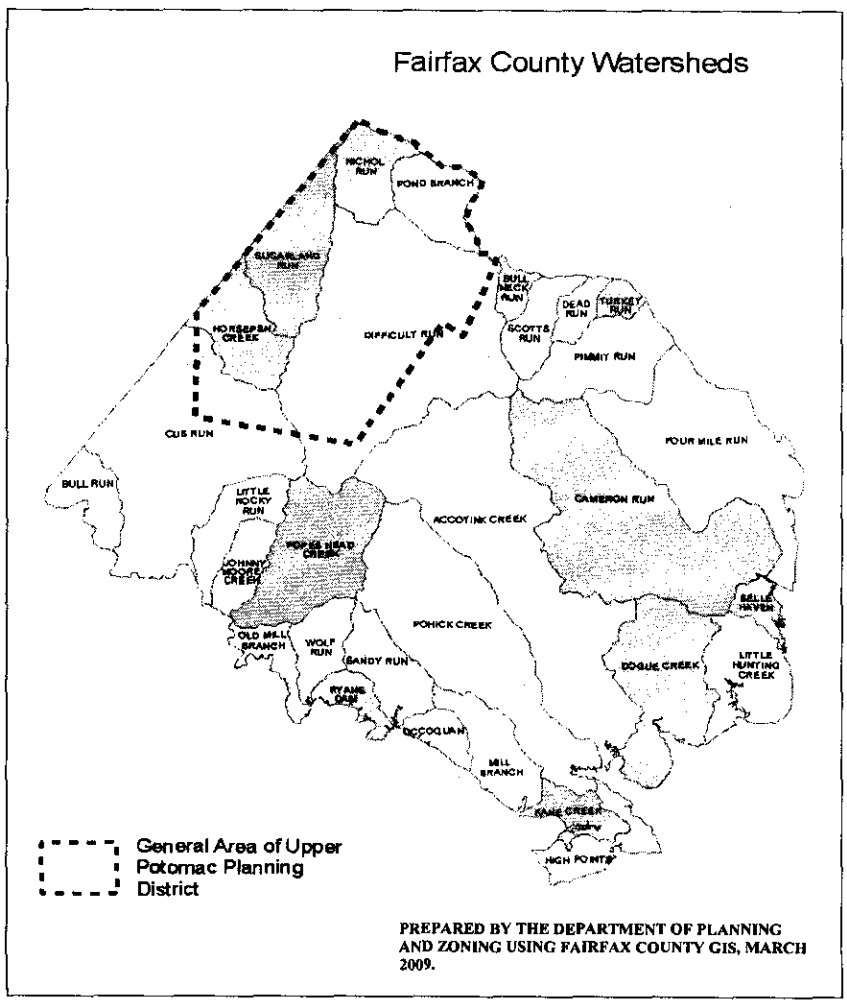
The major goal of environmental stewardship in the Upper Potomac Planning District is the protection and restoration of streams. The County shall fully implement the newly created watershed plans for all streams in this planning district. The watersheds located in semi-rural areas, such as Nichols Run, Pond Branch and some tributaries of Difficult Run, shall be vigilantly protected as they are some of the few remaining watersheds in Fairfax County that remain in good condition.

Riverfront (UP1), Springvale (UP2), and Hickory (UP3) north of Route 7 constitute the community of Great Falls, a highly committed, environmentally-aware community which has been recognized by the National Wildlife Federation as the 23rd Community Wildlife Habitat in the United States, and which has been recognized by the State of Virginia and Fairfax County as the home of some of the largest and oldest heritage trees in the state.

Protection for watersheds shall include:

- Maintaining planned low-density development in the Piney Run and Captain Hickory Run tributaries of Difficult Run, Nichols Run and Pond Branch;
- Implementing Environmental Quality Corridor (EQC) policy to extend stream buffer protection to intermittent portions of the streams above Resource Protection Areas (RPA's);
- Using Low Impact Development (LID) and infiltration techniques for stormwater management;
- Planting vegetative buffers in stream valley corridors;
- Minimizing impervious surfaces;
- Minimizing tree loss during the development process;
- Reforesting;
- Enforcing erosion and sediment protection laws.

Fairfax County's most important goal in this Planning District is to identify and target all remaining large, undeveloped lands for acquisition and protection as public parks, especially those lands adjacent to already existing preserved lands, so as to protect and sustain the vitality of the watershed."



ANALYSIS

The justification provided in the nomination suggests that the Environment section for the Upper Potomac Planning District is out of date and that the Policy Plan contains more current County approaches to environmental protection. Staff agrees and feels that there is merit to the nominator's intent; however staff has concerns with the specific approaches that the nominator has pursued in the proposed revision to this section, particularly as these approaches relate to existing Policy Plan guidance, the policy orientation of Plan guidance (as opposed to regulatory or programmatic approaches), guidance and approaches in the current Plan text that remain appropriate for retention or augmentation, a reference to intermittent portions of streams (which is not a limitation of Policy Plan guidance addressing Environmental Quality Corridors (EQCs) or areas upstream of Resource Protection Areas (RPAs) in general) and factual issues. Although staff does not support the nomination as submitted, staff feels that there is merit to the nominator's intent and has drafted an alternative that it feels captures the intent of the nomination, along with the intent of the existing text that staff feels should be retained in concept, in a more appropriate manner. In relation to the existing Plan text, the staff alternative provides a more complete description of watersheds that make up the Upper Potomac District, reflects more current County approaches to environmental protection and incorporates many of the concepts raised by the nominator's proposal.

The map on the previous page showing Fairfax County watersheds illustrates that there are six watersheds within the Upper Potomac Planning District, most of which drain north and/or east to the Potomac River and one of which (Cub Run) drains south to the Occoquan River. The staff alternative identifies all six of these watersheds and attempts to accurately characterize the low density character found in portions of this planning district.

Among the ideas in the nomination that have been incorporated into the staff recommendation are:

- reference to the County's development of watershed management plans and the importance of watershed management plan implementation to stream protection and restoration;
- the connection between low density development and high stream quality;
- the certification by the National Wildlife Federation of "Community Wildlife Habitats" for the Great Falls area (recognizing that Reston has been similarly designated);
- recognition that many stream valleys in the planning district have been protected as RPAs; and
- implementation of the EQC policy in areas above RPAs (although the staff alternative would not limit such implementation to intermittent streams).

In addition, the staff alternative maintains, and builds upon Policy Plan guidance to augment ideas found in the current adopted Environment Section for the Upper Potomac District, such as the retention of a low density character within portions of the planning district and the "extended EQC system" concept addressing ecologically significant habitat areas, steep slopes, problem soils, wetlands, and upper reaches of streams (with the staff alternative not limiting the latter to specific portions of the planning district).

In conclusion, staff supports the intent of the nomination and provides an alternative to update the Plan text, improve the characterization of the area and to reflect more current adopted environmental policy.

RECOMMENDATION
Staff recommends deleting the Environment section of the Upper Potomac Planning District Overview as shown in Attachment I and replacing it with the underlined text below.

REPLACE: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District as Amended Through 6-30-2008; Overview, Environment section, pages 10-11:

"Environment

The Upper Potomac Planning District contains a portion of the Occoquan Reservoir watershed, the northern and western portions of the Difficult Run watershed, the entirety of Fairfax County's portion of the Sugarland Run watershed, most of Fairfax County's portion of the Horsepen Creek watershed and all of the Pond Branch and Nichols Run watersheds. The northern boundary of the planning district is the shoreline of the Potomac River, which is mostly park or preserved lands. The area near the eastern edge of Dulles International Airport contains a small amount of land impacted by aircraft noise.

The northern and southeastern parts of the planning district have a semi-rural character, with a large number of stream valleys and other high quality plant and animal habitat areas meriting preservation. All such stream valleys and high quality habitat areas would qualify for designation as Environmental Quality Corridors; many, but not all, of the stream valleys have been protected as Resource Protection Areas pursuant to the Chesapeake Bay Preservation Ordinance. Like portions of the Pohick, Lower Potomac, Vienna and Bull Run Planning Districts, this area is vital to the preservation of Fairfax County's remaining natural resources. Reston and Herndon, in the central portion of the planning district, as well as other portions of the planning district, have largely been developed and are characterized by higher development densities; natural resources in these areas are not as extensive as they are in the semi-rural areas. In these more densely developed areas, a focus on pollution control and reclamation is appropriate.

A major environmental stewardship objective in the Upper Potomac Planning District is the protection and restoration of streams. Watershed management plans have been, or are being, developed for all watersheds in the County; implementation of the watershed management plan recommendations for streams in this planning district is critical to the protection and restoration of these streams. Streams located in semi-rural areas, such as the Nichols Run watershed,

the Pond Branch watershed and portions of the Difficult Run watershed, are some of the relatively few streams in the County that remain in good condition. The high quality of these streams should be supported through the maintenance of the low density character of these semi-rural areas and the pursuit of development designs that will minimize impervious cover and maximize the replication of natural hydrologic conditions.

Within this planning district, two areas have been certified by the National Wildlife Federation as "Community Wildlife Habitats." These areas are Reston Planning Sector - UP5 and Great Falls the Riverfront Community Planning Sector - UP1, Springvale Community Planning Sector (UP2) and Hickory Community Planning Sector (UP3) north of Leesburg Pike and west of Difficult Run). Great Falls has many large and old trees.

The protection and restoration of streams and other ecological resources should be a central consideration during the land development process. Toward that end, the following guidelines are suggested for the Upper Potomac Planning District:

- Retain a low density character in the Nichols Run and Pond Branch watersheds as well as in those portions of the Difficult Run and Sugarland Run watersheds that have such a character.

- Implement the Environmental Quality Corridor policy by:

  -Preserving ecologically significant habitat areas;

  -Protecting steep slopes, problem soil areas and wetlands.

Large undeveloped areas, particularly where adjacent to already protected areas, provide ecological and water quality benefits. Protection of these areas should be encouraged."

NOTE: The Comprehensive Plan Map would not change.

ATTACHMENT I

Environment Section of the Upper Potomac Planning District Overview

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District as amended through 6-30-2008; Overview, Environment section, pages 10-11:

"Environment
The Upper Potomac Planning District contains a portion of the drainage area for the Occoquan Reservoir, and a portion of the environmentally sensitive Difficult Run watershed, as well as most of the environmentally sensitive Sugarland Run watershed. The area near the eastern edge of Dulles International Airport contains a small amount of land impacted by aircraft noise.

The northern and southeastern parts of the planning district have a rural character with a large number of stream valley and habitat environmental quality corridors. Like portions of Pohick, Lower Potomac, Vienna and Bull Run, this area is important to the preservation of what remains of Fairfax County's natural resources. Reston and Herndon, in the central portion of the planning district, have been developing for some time. Environmental policies for the planning district must respond to both the semi-rural and developing areas. For the developed and developing areas, policies that focus on pollution control and reclamation should be followed. The semi-rural areas should benefit from attention to preservation.

The achievement of high water quality should continue to be implemented through the land use plan, as well as structural control techniques in the portion of the planning district that drains to the Sugarland Run, Difficult Run and the Occoquan Reservoir. The following guidelines are suggested to achieve this objective:

• Maintain very low density development in the portions of the district that are environmentally constrained and drain into the Difficult Run and the Occoquan Reservoir watersheds. Also, generally maintain planned low density development in the portions of the district that drain into the Sugarland Run watershed. In higher density areas that drain into the Sugarland Run watershed, including parts of Reston and Herndon, implement structural controls and/or non-structural best management practices to protect the watershed;

• Devise an extended EQC system to provide protection to areas that constitute the Sugarland Run and Difficult Run headwaters and Great Falls, and preserve ecologically significant habitat areas. The EQC system should prohibit encroachment on steep slopes, problem soils, and wetlands;

• Construct the regional stormwater management ponds according to the Regional Stormwater Management Plan. Discourage the use of on-site stormwater management techniques in lieu of a regional alternative. In headwaters areas with suitable soils, infiltration techniques may be appropriate; and

• Encourage and maintain planned low densities in the stream valley headwaters.

The Difficult Run stream valley watershed has been adopted by the Board of Supervisors under the County's Adopt-A-Stream Program. Many initiatives are underway to reclaim and preserve this watershed. The tributary stream valleys of the Difficult Run watershed in this district, as well as the associated forest lands, wetlands, and meadowlands, constitute a large part of the Difficult Run habitat. Low density zoning should be used to maintain this habitat, however; more controls may become necessary as the rest of the County continues to accommodate more people. Likewise, the semi-rural Great Falls area and the Upper Potomac valley provide significant habitat preservation opportunities. Additional guidance for the Difficult Run watershed is contained in the Area II and III Plan Overviews.

Many initiatives are underway to reclaim and preserve the Sugarland Run stream valley. The watershed has been adopted under the County's Adopt-A-Stream Program, by the Friends of Sugarland Run. The Sugarland Run stream valley is also a sensitive area of the Chesapeake Bay watershed. The tributary stream valleys of the Sugarland Run watershed in this district, as well as the associated forest lands, wetlands, and meadowlands, constitute a large part of the Sugarland Run habitat. Innovative stormwater management practices may become necessary as the County continues to accommodate more people."

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APR Area Plans Review

2008-2009 NORTH COUNTY AREA PLANS REVIEW CYCLE

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: Stella Koch Daytime Phone: 703-628-6983

Address: 1056 MANNING ST.
Great Falls, Virginia 22066

Nominator E-mail Address: smkoch@aol.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):
Stella M. Koch

THIS BOX FOR STAFF USE ONLY
Date Received: Postmark 6/26/08
Date Accepted: 7-23-08 ZHK
Planning District: UPPER POT.
Special Area: _____

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.) _____

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
GREAT FALLS CITIZENS ASSOCIATION (GFCA)

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☑ Dranesville ☐ Hunter Mill ☐ Providence ☐ Sully

Total number of parcels nominated: ____

Total aggregate size of all nominated parcels (in acres and square feet): ____ acres _____ square feet

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☑ No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) ☑ Yes ☐ No

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition
Upper Potomac Planning District, Amended through 9-10-2007
Environment

b. CURRENT PLAN MAP DESIGNATION: _____

c. CURRENT ZONING DESIGNATION: _____

Continued

Section below to replace the Environment section on Page 10 and Page 11

Environment

The Upper Potomac Planning District contains a portion of the Occoquan Reservoir watershed, Difficult Run mainstem and some tributary streams, most of the Sugarland Run watershed and all of Pond Branch and Nichols Run. The northern boundary of the Planning District is the shoreline of the Potomac River, which is mostly park or preserved lands.

The northern and southeastern parts of the Planning District have a rural character, with a large number of stream valley habitats protected as either Fairfax County Environmental Quality Corridors (EQCs) and/or Chesapeake Bay Resource Protection Areas (RPAs). This area is vital to the preservation of what remains of Fairfax's untouched natural resources. Reston and Herndon's natural resources, in the central portion of the planning district, on the other hand, have been developed for some time.

The major goal of environmental stewardship in the Upper Potomac Planning District is the protection and restoration of streams. The County shall fully implement the newly created watershed plans for all streams in this Planning District. The watersheds located in semi-rural areas, such as Nichols Run, Pond Branch and some tributaries of Difficult Run, shall be vigilantly protected as they are some of the few remaining watersheds in Fairfax County that remain in good condition.

Riverfront (UP1), Springvale (UP2), and Hickory (UP3) north of Route 7 constitutes the community of Great Falls, a highly committed, environmentally-aware community which has been recognized by the National Wildlife Federation as the 23rd Community Wildlife Habitat in the United States, and which has been recognized by the State of Virginia and Fairfax County as the home of some of the largest and oldest heritage trees in the state.

Protection for watersheds shall include:

- Maintaining planned low-density development in the Piney Run and Captain Hickory Run tributaries of Difficult Run, Nichols Run and Pond Branch.
- Implementing Environmental Quality Corridor (EQC) policy to extend stream buffer protection to intermittent portions of the streams above Resource Protection Areas (RPAs).
- Using Low Impact Development (LID) and infiltration techniques for stormwater management.
- Planting vegetative buffers in stream valley corridors.
- Minimizing impervious surfaces.
- Minimizing tree loss during the development process.
- Reforesting.
- Enforcing erosion and sediment protection laws.

Fairfax County's most important goal in this Planning District is to identify and target all remaining large, undeveloped lands for acquisition and protection as public parks, especially those lands adjacent to already existing preserved areas, so as to protect and sustain the vitality of the watershed.

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). Environment - (delete and replace with text attached)

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) Protected watershed, mainstem, streams, and wildlife habitats N.A.

f. NON-RESIDENTIAL: Check the appropriate use ☐ Office ☐ Retail ☐ Government/Institutional ☐ Industrial ☑ Open Space ☐ Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: N.A. TOTAL Gross Square Feet: NA

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	

**If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.*

h. RESIDENTIAL COMPONENT (Select the appropriate density range proposed and complete the table to the right):

- ☐ .1 - .2 du/ac (5-10 acre lots)
- ☐ .2 - .5 du/ac (2-5 acre lots)
- ☐ .5 - 1 du/ac (1 – 2 acre lots)
- ☐ 1 - 2 du/ac
- ☐ 2 - 3 du/ac
- ☐ 3 - 4 du/ac
- ☐ 4 - 5 du/ac
- ☐ 5 - 8 du/ac
- ☐ 8 - 12 du/ac
- ☐ 12 - 16 du/ac
- ☐ 16 - 20 du/ac
- ☐ 20+ (specify 10 unit density range) N.A.

Residential Unit Types N.A.			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
TOTAL:			

Continued

PART 5: MAP OF SUBJECT PROPERTY – ATTACHED

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

☑ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

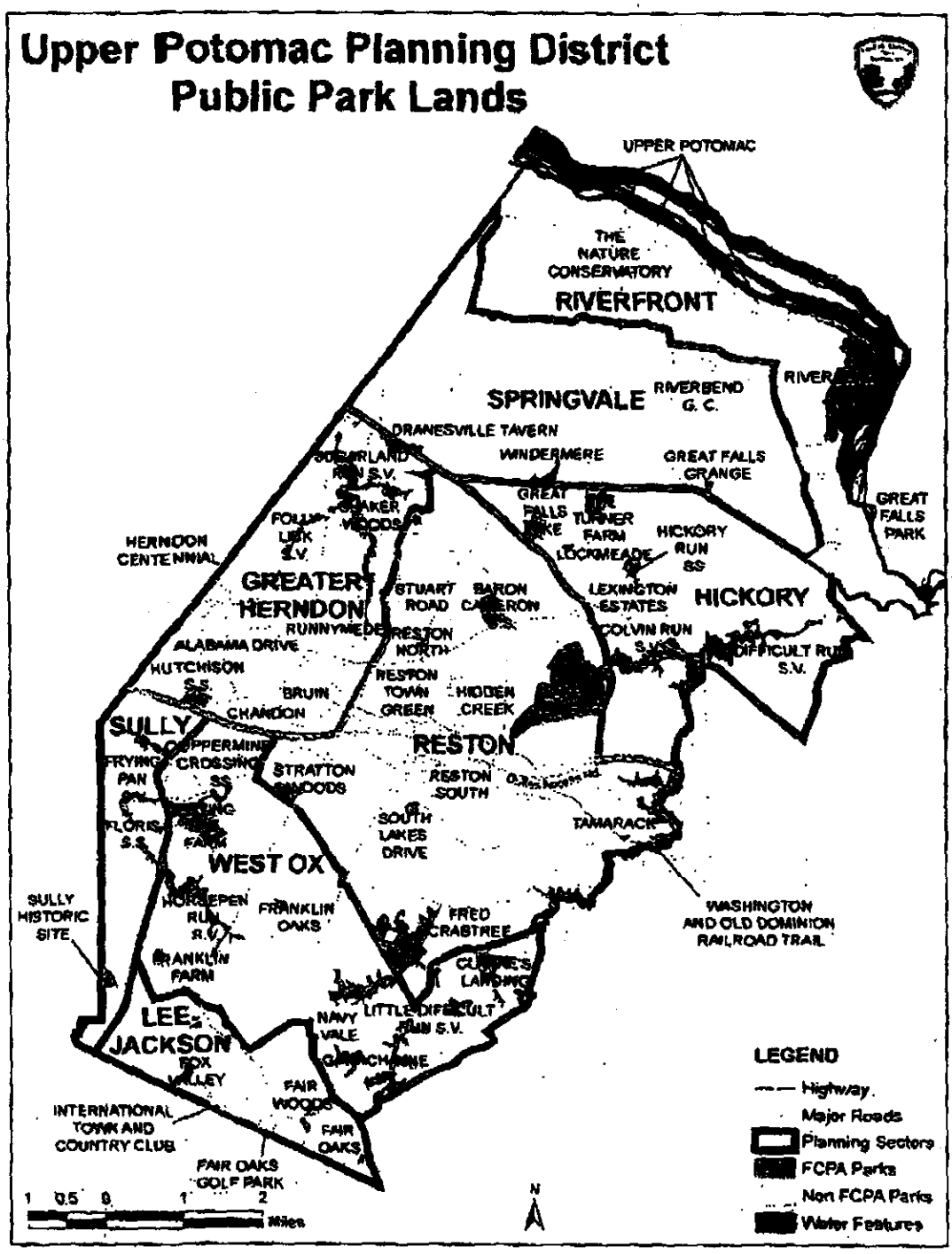
SINCE THE 2007 ENVIRONMENT SECTION WAS WRITTEN THE POLICY PLAN HAS BEEN MODIFIED TO REFLECT MORE CURRENT APPROACHES FOR PROTECTING OUR ENVIRONMENT. THE 2008 APR SUBMISSION REFLETS THESE UPDATED POLICIES.

All completed nomination forms must be submitted between May 1, 2008 and June 27, 2008 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

Continued

Map 1: Park and Recreation Lands in the Upper Potomac Planning District



PROPERTY INFORMATION TABLE N.A.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

***IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.*

Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number

A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2008-2009 NORTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: DRANESVILLE **APR ITEM(S):** 08-III-21UP

NOMINATOR(S): Kathleen Murphy

ACREAGE: N/A

TAX MAP I.D.: N/A

GENERAL LOCATION: The area generally bounded by Potomac River, Towlston Road, Difficult Run, Vale Road, Lee Jackson Memorial Highway, Sully Road and Loudoun County.

PLANNING AREA: III
District: Upper Potomac
Sector: Riverfront (UP1), Springvale (UP2), Hickory (UP3)
Special Areas: N/A

ADOPTED PLAN MAP: Retail & Other, Public Parks, Private Recreation, Private Open Space, Public Facilities

ADOPTED PLAN TEXT: Generally planned for low density residential with some private recreation, private open space, public park and retail.

For complete Plan text see: http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/upperpotomac.pdf

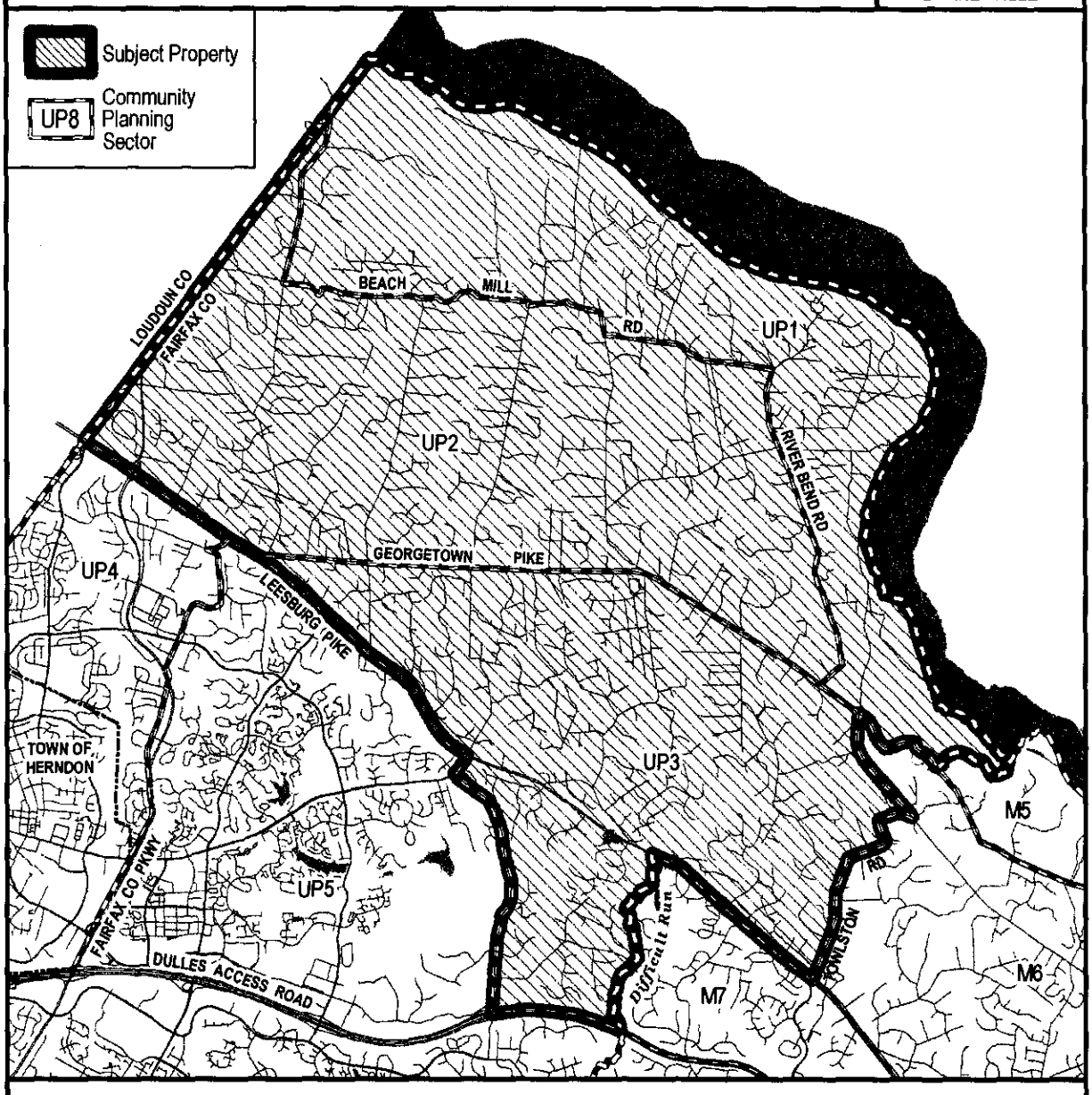
PROPOSED PLAN AMENDMENT: Add Plan text to the Public Facilities section of the Overview section of the Upper Potomac Planning District to encourage exploring possible sites for a community center in planning sectors UP1, UP2, UP3.

SUMMARY OF STAFF RECOMMENDATION:
_X_ Approve Nomination As Submitted
____ Approve Staff Alternative
____ Retain Adopted Plan

Staff supports the nomination as submitted to encourage locating a site for a future community center to meet the needs of residents in the Great Falls area. Identifying a site for a future community center in the Great Falls area is the first step to providing additional human service, recreational and educational programs for area residents.

LOCATION MAP FOR SUBJECT PROPERTY
THE SUBJECT PROPERTY FOR 08-III-21UP IS COMPRISED OF THE UP1, UP2, AND UP3 COMMUNITY PLANNING SECTORS

2008-2009 NORTH COUNTY APR #
08-III-21UP
DRANESVILLE



Subject Property Current Plan: Generally planned for low density residential with some private recreation, private open space, public park and retail.

Nominated Plan Change: Add Plan text to Public Facilities section of Upper Potomac Planning District to encourage exploring possible sites for a community center in planning sectors UP1, UP2 and UP3.

Staff Recommendation: Approve nomination as submitted.

1 MILE

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
BASE MAP DATA CURRENT TO MARCH 2009

CONTEXT

General Location:

The proposed nomination concerns the Riverfront (UP1), Springvale (UP2) and Hickory (UP3) Planning Sectors. This includes land generally located north of the Dulles Access Road and Leesburg Pike, east of the Loudoun County – Fairfax County line, south of the Potomac River and west of Towlston Road and Old Dominion Drive.

ADOPTED COMPREHENSIVE PLAN TEXT

See Attachment I and II

NOMINATED PLAN AMENDMENT

Insert the following new text as paragraph number 16 on page 17 in the Public Facilities subsection of the Upper Potomac Planning District Overview section:

"16. Explore possible sites for a Great Falls Community Center (UP1, UP2 and UP3)."

ANALYSIS

Public Facility Planning

The Public Facilities section of the Policy Plan includes key principles for establishing the network of all types of public facilities. Based on this guidance, implementation of the proposed Plan text to explore locating a site for a community center should consider the ability of the site to serve the greatest number of people and the ability to mitigate the impact on the adjacent planned and existing land uses. Attachment II includes an excerpt from the Policy Plan with Countywide Objectives and Policies regarding public facilities.

Human Services

The Human Services section of the Policy Plan includes general objectives to guide the development of new public facilities for the delivery of human services. Among the issues that should be considered when planning for a new public facility, such as a community center, are ensuring that population and service standards are substantiated prior to programming development of the facility and identifying options for co-locating with other County government uses. Further, Objective 3, Policy f. encourages the acquisition of sites for human service facilities "in advance of demand" which is consistent with the proposed Plan change. Attachment II includes an excerpt from the Policy Plan with the Countywide Objectives and Policies regarding Human Services.

Conclusion

Staff recommends approving the nomination as submitted to encourage locating a site for a future community center to meet the needs of residents in the Great Falls area. Identifying a site for a future community center in the Great Falls area is the first step to providing additional

human service, recreational and educational programs for area residents. The objectives and policies of the Comprehensive Plan will be applied during review of any proposed new community center.

RECOMMENDATION

ADD: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District As Amended Through 7-10-2006; Overview, Public Facilities, a new recommendation (#16), page17:

"16. Explore possible sites for a Great Falls Community Center. (UP1, UP2, and UP3)."

Note: The Comprehensive Plan map will not change.

ADOPTED COMPREHENSIVE PLAN TEXT
PUBLIC FACILITIES SECTION, UPPER POTOMAC PLANNING DISTRICT
OVERVIEW

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, Amended through 1-26-2009, Overview, Public Facilities:

"Public Facilities
Existing public facilities located within the Upper Potomac Planning District and those for which a future need has already been identified are included on Figure 7. Major expansions of existing facilities (with the exception of Federal or State facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the County Planning Commission through provisions outlined in Section 15.2-2232 of the Code of Virginia. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes and in most cases will require a 2232 Review public hearing before the Planning Commission prior to being established. Those facilities for which a specific location for future construction has been identified are also listed in the sector recommendations and may be considered a feature of the Comprehensive Plan upon review by the Planning Director and concurrence by the Planning Commission. If such feature shown determination is made, these projects will not require a future 2232 Review public hearing. The following public facilities are identified as future needs in the Upper Potomac Planning District:

1. If warranted, consider the development of a fire and rescue mini-station to serve the north Great Falls area. (UP1, UP2)

2. Implement the Regional Stormwater Management Plan by providing necessary stormwater detention ponds in this district.

3. Provide the necessary improvements to the Corbalis Water Treatment Plant on land currently owned at the Authority's plant site to meet current and future needs. (UP4)

4. Construct a new elementary school in Sector UP7.

5. Construct additional public transit facilities including park-and-ride lots at the southeastern quadrant of the Dulles Airport Access Road and Monroe Street, at Reston East and at Lawyers Road and Reston Parkway. Construct a transit center in Reston at the Reston Town Center. In addition, preserve the potential for rail destination stations at the following locations: Dulles Toll Road just west of the Reston Parkway and Dulles Toll Road at the Center for Innovative Technology (CIT). (UP5)

6. Fire facilities and equipment at the Herndon Fire Station should be kept adequate to meet increasing demand for fire and emergency protection. (UP4)

7. Provide an additional 2.5 million gallon ground water storage tank at the County Water Authority's Penderwood Water Storage Tanks II site on West Ox Road near Waples Mill Road. (UP7)

8. Provide two adult day health care centers, one in the Reston-Herndon vicinity and one in Chantilly. (UP8)

9. Provide a District Public Health Center in the Centreville/Chantilly area. (UP8)

10. Provide a five-acre site for Crossroads, an intensive drug and alcohol treatment program. In addition to treating clients, this facility will also house children of clients.

11. Expand the Reston Regional Library in Sector UP5 consistent with the Policy Plan standards for regional libraries.

12. Provide any necessary improvements to FCWA's Riverside Manor Water System to meet future regulations (UP2).

13. Provide additional finished water transmission facilities between the Corbalis Water Treatment Plant and The Fox Mill Storage and Pumping Facilities (UP5, UP7).

14. Provide additional finished water transmission facilities between Lawyers Road and Vale Road along the Fox Mill corridor (UP5, UP7).

15. Provide additional finished water transmission facilities along the Route 50 corridor between Rugby Road and Stringfellow Road (UP8)."

ADOPTED COMPREHENSIVE PLAN TEXT
POLICY PLAN – PUBLIC FACILITIES AND HUMAN SERVICES SECTIONS

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Public Facilities section, Amended Through 1-10-2005, Page 3:

"Objective 3: Balance the provision of public facilities with growth and development.

Policy a. Construct new facilities in size and quantity which is consistent with projected population needs.

Policy e. Designate and reserve future public facility sites that will be required by future growth and development.

Policy g. Acquire, as fiscally possible, sites for public facilities in advance of demand either through purchase or dedication."

"Objective 4: Mitigate the impact of public facilities on adjacent planned and existing land uses.

Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest as long as the integrity of the Comprehensive Plan is not impinged."

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Human Services section, Amended Through 8-5-2002, Page 3:

"Objective 3: Encourage the location of new facilities to increase their accessibility.

Policy f. Acquire sites for human service facilities in advance of demand either through purchase or dedication."

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APR Area Plans Review

2008-2009 NORTH COUNTY AREA PLANS REVIEW

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: Kathleen J. Murphy Daytime Phone: 703-759-6509

Address: 506 Arnon Meadow Road
Great Falls, VA 22066

Nominator E-mail Address: KathleenJM@aol.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):
Kathleen J Murphy

THIS BOX FOR STAFF USE ONLY
Date Received: 8-21 * Postmarked
Date Accepted: 8-21 CBR
Planning District: UPPER POT.
Special Area:

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.)

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
Chm., Long Range Planning Com., Great Falls Citizens Assoc. (GFCA)

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☒ Dranesville ☐ Hunter Mill ☐ Providence ☐ Sully

Total number of parcels nominated: N/A

Total aggregate size of all nominated parcels (in acres and square feet): N/A acres N/A square feet

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☒ No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) ☒ Yes ☐ No

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted. NA

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: No current Plan text.

b. CURRENT PLAN MAP DESIGNATION: N/A

c. CURRENT ZONING DESIGNATION: N/A

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). See Attachment A

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) N/A

f. NON-RESIDENTIAL: Check the appropriate use ☐ Office ☐ Retail ☒ Government/Institutional ☐ Industrial ☐ Open Space ☐ Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: N/A TOTAL Gross Square Feet: N/A

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	

**If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.*

h. RESIDENTIAL COMPONENT (Circle the appropriate density range proposed and complete the table to the right):

.1 - .2 du/ac (5-10 acre lots)
.2 - .5 du/ac (2-5 acre lots)
.5 - 1 du/ac (1 – 2 acre lots)
1 - 2 du/ac
2 - 3 du/ac
3 - 4 du/ac
4 - 5 du/ac
5 - 8 du/ac
8 - 12 du/ac
12 - 16 du/ac
16 - 20 du/ac
20+ (specify 10 unit density range)

N/A

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			

Attachment A

Proposed Comprehensive Plan Text
Fairfax County Comprehensive Plan, AREA III
Upper Potomac Planning District
Overview, page 17

Insert the following new text as paragraph number 16 on page 17 in the Public Facilities section:

16. **Explore possible sites for a Great Falls Community Center (UP1, UP2 and UP3)**

PART 5: MAP OF SUBJECT PROPERTY N/A

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

☐ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

☒ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

See Attachment B.

All completed nomination forms must be submitted between May 1, 2008 and June 27, 2008 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

Attachment B

Justification

At the present time, Great Falls has limited public facilities available to serve the community's growing need for meeting space, for various types of classes and programs for children, adults and senior citizens, for the performing and visual arts, as well as a wide range of other community programs. There is a growing interest in the possibility of establishing a local multi-use community center to meet this need. As a first step, the County and the residents of Great Falls working together need to begin looking for possible sites for such a center.

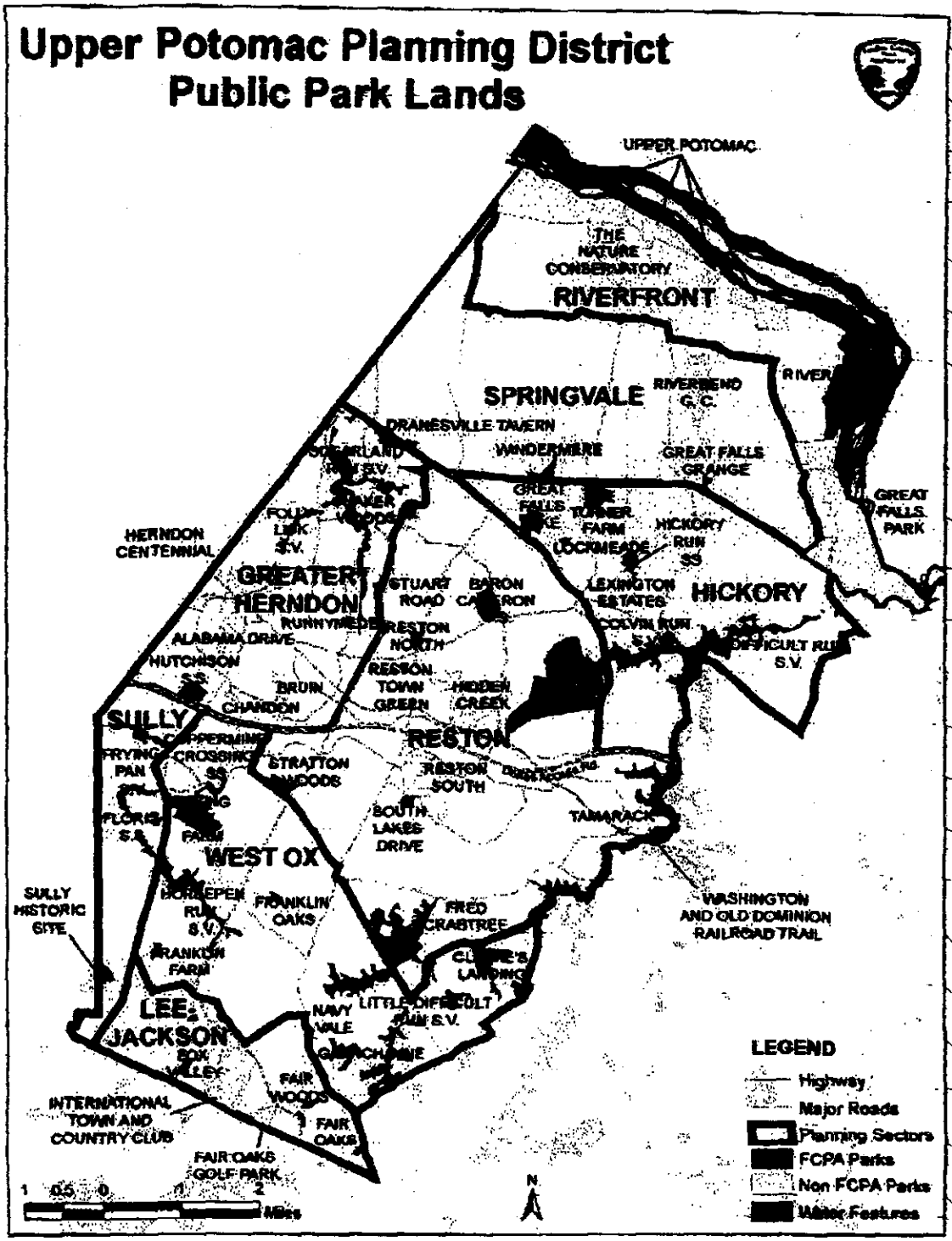
PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
N/A	—	—	—	—	—

Map 1: Park and Recreation Lands in the Upper Potomac Planning District



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A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2008 – 2009 NORTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT(S): Hunter Mill **APR ITEM(S) :** 08-III-4UP

NOMINATOR(S): John H. Thillmann, Initiative for Public Art in Reston (IPAR)

ACREAGE: NA

TAX MAP I.D. NUMBERS: NA

GENERAL LOCATION: Upper Potomac Planning District

PLANNING AREA: III

District: Upper Potomac

Sector: Reston (UP5)

Special Area: Reston-Herndon Suburban Center

ADOPTED PLAN MAP: NA

ADOPTED PLAN TEXT: Reston-Herndon Suburban Center's Transit Station Area's Design Review Guidelines provide guidance for public art. The Reston Community Planning Sector Plan text is silent on provision of public art.

For complete Plan text see http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/upperpotomac.pdf

PROPOSED PLAN AMENDMENT: Incorporate text regarding public art within the Reston-Herndon Suburban Center's Development Review Guidelines section as well as within the Reston Community Planning Sector's (UP5) sector-wide recommendations. (For proposed Plan text see pages 22-23 of 2008-2009 Hunter Mill APR Nomination book or see link below)

http://www.fairfaxcounty.gov/dpz/apr/2008northcounty/nominations/4up.pdf (pages 8-9)

SUMMARY OF STAFF RECOMMENDATION:

____ Approve Nomination as submitted

__X__ Approve Staff Alternative

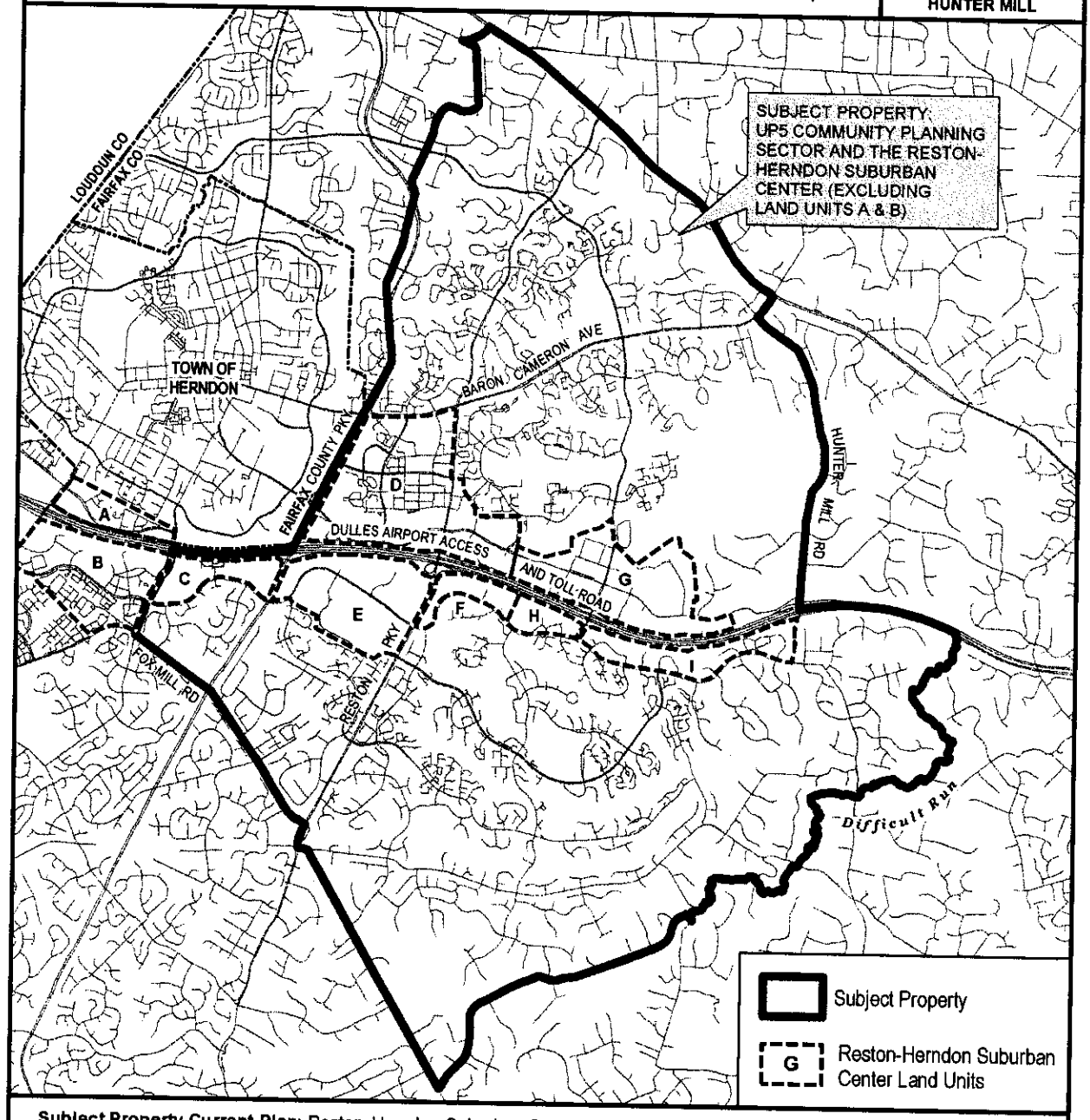
____ Retain Adopted Plan

Staff recommends approval of an alternative that was formulated in collaboration with the nominator.

LOCATION MAP FOR SUBJECT PROPERTY

THE SUBJECT PROPERTY FOR 08-III-4UP IS COMPRISED OF THE UP5 COMMUNITY PLANNING SECTOR AND THE RESTON-HERNDON SUBURBAN CENTER(EXCLUDING LAND UNITS A & B)

2008-2009 NORTH COUNTY APR #
08-III-4UP
HUNTER MILL



Subject Property Current Plan: Reston-Herndon Suburban Center's Transit Station Area's Design Review Guidelines provide guidance for public art. The Reston Community Planning Sector Plan text is silent on provision of public art.

Nominated Plan Change: Incorporate text regarding public art within planning sector UP5 and the Reston-Herndon Suburban Center's Land Units C, D, E, F, G and H.

Staff Recommendation: Approve Staff Alternative.

5000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
BASE MAP DATA CURRENT TO MARCH 2009

CONTEXT

General Location:

The nominated properties consist of the entire Reston Community Planning Sector and the Reston-Herndon Suburban Center.

Existing and Planned Land Use and Zoning:

Subject Properties: The Reston Community Planning Sector is planned, zoned and developed with a variety of uses.

Adjacent Area:
North: The area to the north is mostly planned, zoned and developed with low-density residential uses.
South: The area to the south is mostly planned, zoned and developed with low-density residential uses.
East: The area to the east is mostly planned, zoned and developed with low-density residential uses.
West: The area to the west includes the Town of Herndon and is planned, zoned and developed with a variety of uses.

PLANNING HISTORY

On May 21, 2001 Plan Amendment S98-CW-4CP was adopted. This amendment added language that focused on providing more guidance for development around the proposed transit stations in the Reston-Herndon Suburban Center. The added language supported the proposed transit system by providing transit-related development options as well as transit station area guidance. Design guidelines for transit station areas were included in this amendment. One of the design guidelines included open space guidelines containing language encouraging public art/sculpture being incorporated into all open space.

The areas of the Reston-Herndon Suburban Center outside of the Transit Station Areas do not have any Plan guidance for public art. The Reston Community Planning Sector, which consists of almost all of master planned Reston and a few abutting residential neighborhoods, does not include Plan guidance for public art.

ADOPTED COMPREHENSIVE PLAN TEXT

The adopted Plan text for the nominated area, including the Reston-Herndon Suburban Center and the Reston Community Planning Sector, contains very little guidance on the provision of public art in Reston. See Attachment 1 for adopted Comprehensive Plan text.

NOMINATED PLAN AMENDMENT

The nomination submitted by the Initiative for Public Art in Reston (IPAR) proposes to incorporate text regarding public art within the Reston-Herndon Suburban Center's Development

Review Guidelines section as well as within the Reston Community Planning Sector's (UP5) sector-wide recommendations.

ANALYSIS

Currently there is very little guidance within the Comprehensive Plan for the provision of public art within the Reston area. Within existing Plan text, the Reston-Herndon Suburban Center's Transit Station Area's Development Review Guidelines provides limited guidance on the provision of public art. Staff is supportive of the desire to highlight the important role that public art has played and should continue to play in Reston. In addition, staff supports referencing the collaborative efforts of IPAR in developing their document entitled, "A Master Plan for Public Art" and highlighting its usefulness as a resource for future development in Reston.

The nomination's initial proposed Plan text was generally supported by staff except for a few minor points. Staff met with the nominator to discuss these points and, in collaboration with the nominator, formulated alternative text for consideration.

RECOMMENDATION

Staff recommends approval of an alternative to the nomination as submitted. This alternative recognizes the significance of public art in Reston and its significance in the future.

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough.~~

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, Amended through 6-30-2008, Reston-Herndon Suburban Center and Transit Station Areas, Development Review Guidelines, p. 27:

"Urban Design

Providing for good urban design exemplified by high quality site design that is both pedestrian-friendly and transit-oriented is a major objective of the Transit Station Areas Plan recommendations. Through redevelopment and new development on vacant parcels, there are opportunities to implement the vision for future development of the Transit Station Areas through coordinated development incorporating high quality design. Consideration should be given to providing a better interrelationship among buildings and sites, implementing areawide open space and pedestrian circulation systems, and providing for plazas and other elements that characterize a pedestrian- and transit-friendly environment. Urban design guidelines that apply specifically to the Transit Station Areas and generally to the other areas in the Suburban Center are provided after the land unit recommendations. They should be used in evaluating all development proposals in the three Transit Station Areas in the Reston-Herndon Suburban Center (as well as the Route 28/CIT Transit Station Area), which involve new development or redevelopment that increases intensity/density above the baseline recommendation, increase height or substantially change the design of previously approved development projects.

Public art has been a component of the effort to achieve quality urban design in Reston since the community's inception. In order to continue to realize the goal of making Reston a vibrant place to live, work and play, public art should be encouraged in future development in Reston.

The Reston community under the leadership of the Initiative for Public Art in Reston (IPAR), developed a Public Art Master Plan which establishes a process for planning and commissioning public art including community roles as well as collection management. The Plan also suggests working zones on where to focus efforts. The IPAR Plan should be used as a guide for public art efforts in the establishment of public art and as a resource for the review of new development and redevelopment proposals within the Master Plan area.

LAND UNIT RECOMMENDATIONS

The Reston..."

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, Amended through 6-30-2008, UP5-Reston Community Planning Sector, Sector-wide Recommendations, p. 137:

"Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 48. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

Public Art

Public art has been a component of the effort to achieve quality urban design in Reston since the community's inception. In order to continue to realize the goal of making Reston a vibrant place to live, work and play, public art should be encouraged in future development in Reston.

The Reston community under the leadership of the Initiative for Public Art in Reston (IPAR), developed a Public Art Master Plan which establishes a process for planning and commissioning public art including community roles as well as collection management. The Plan also suggests working zones on where to focus efforts. The IPAR Plan should be used as a guide for public art efforts in the establishment of public art and as a resource for the review of new development and redevelopment proposals within the Master Plan area.

Trails

Trails planned..."

Attachment 1

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, Amended through 6-30-2008, Reston-Herndon Suburban Center and Transit Station Areas, Development Review Guidelines, p. 27:

"Urban Design

Providing for good urban design exemplified by high quality site design that is both pedestrian-friendly and transit-oriented is a major objective of the Transit Station Areas Plan recommendations. Through redevelopment and new development on vacant parcels, there are opportunities to implement the vision for future development of the Transit Station Areas through coordinated development incorporating high quality design. Consideration should be given to providing a better interrelationship among buildings and sites, implementing areawide open space and pedestrian circulation systems, and providing for plazas and other elements that characterize a pedestrian- and transit-friendly environment. Urban design guidelines that apply specifically to the Transit Station Areas and generally to the other areas in the Suburban Center are provided after the land unit recommendations. They should be used in evaluating all development proposals in the three Transit Station Areas in the Reston-Herndon Suburban Center (as well as the Route 28/CIT Transit Station Area), which involve new development or redevelopment that increases intensity/density above the baseline recommendation, increase height or substantially change the design of previously approved development projects.

LAND UNIT RECOMMENDATIONS

The Reston..."

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, Amended through 6-30-2008, UP5-Reston Community Planning Sector, Sector-wide Recommendations, p. 137:

"Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 48. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

Trails

Trails planned..."

The Comprehensive Plan Map shows the subject areas as planned for a variety of uses.

APR# 08-III-4UP

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK
Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: John H Thillerman Daytime Phone: 703 927 2017

Address: FOR IPAR
12510 MANDERLEY Way, Oak Hill VA 20171

Nominator E-mail Address: JHTCAV@AOL.COM

Signature of Nominator (NOTE: There can be only one nominator per nomination):
John H Thillerman

THIS BOX FOR STAFF USE ONLY	
Date Received:	6/13/08
Date Accepted:	7-22-08 cor
Planning District:	HM
Special Area:	

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.)

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
MEMBER, BOARD OF DIRECTORS, IPAR (INITIATIVE FOR PUBLIC ART RESTON)

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☐ Dranesville ☑ Hunter Mill ☐ Providence ☐ Sully

Total number of parcels nominated: ALL OF UP-5 AND RESTON - HERNDON SUBURBAN CENTER C, D, E, F, G, H ONLY

Total aggregate size of all nominated parcels (in acres and square feet): 7,400 ± acres ____ square feet

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☒ No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) ☐ Yes ☐ No
NOT APPLICABLE

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: "SILENT ON PROVISION OF PUBLIC ART" IN EITHER THE UP-5 RESTON MASTER PLAN OR WITHIN THE RESTON - HERNDON SUBURBAN CENTER

b. CURRENT PLAN MAP DESIGNATION: RESTON MASTER PLAN AND INDUSTRIAL/COMMERCIAL

c. CURRENT ZONING DESIGNATION: PRC AND PDC, C-2, C-3, I-P, I-3, I-4, I-5, I-6 127
19 RE (NVRPA TRAIL ROW)
R-1 (USGS SITE)

Cont.....

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). SEE ATTACHED PLAN LANGUAGE.

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) IN BOTH NEW DEVELOPMENT AND IN REDEVELOPMENT THE PROVISION OF PUBLIC ART WOULD BE AN INCORPORATED ELEMENT OR PROVIDED ELSEWHERE.

f. NON-RESIDENTIAL: Check the appropriate use IN ALL USES

☐ Office ☐ Retail ☐ Government/Institutional
☐ Industrial ☐ Open Space
☐ Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: NA TOTAL Gross Square Feet: NA

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	

**If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.*

h. RESIDENTIAL COMPONENT (Circle the appropriate density range proposed and complete the table to the right):

.1 - .2 du/ac (5-10 acre lots)
.2 - .5 du/ac (2-5 acre lots)
.5 - 1 du/ac (1 – 2 acre lots)
1 - 2 du/ac
2 - 3 du/ac
3 - 4 du/ac
4 - 5 du/ac
5 - 8 du/ac
8 - 12 du/ac
12 - 16 du/ac
16 - 20 du/ac
20+ (specify 10 unit density range) _____

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			

Continued

PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: *Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.*

Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
	N	A			

· COMMUNITY WIDE NOTIFICATION VIA NEWSPAPER ARTICLES IN RESTON TIMES

· Community wide flyer sent in June '08

PART 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

PART 6: JUSTIFICATION

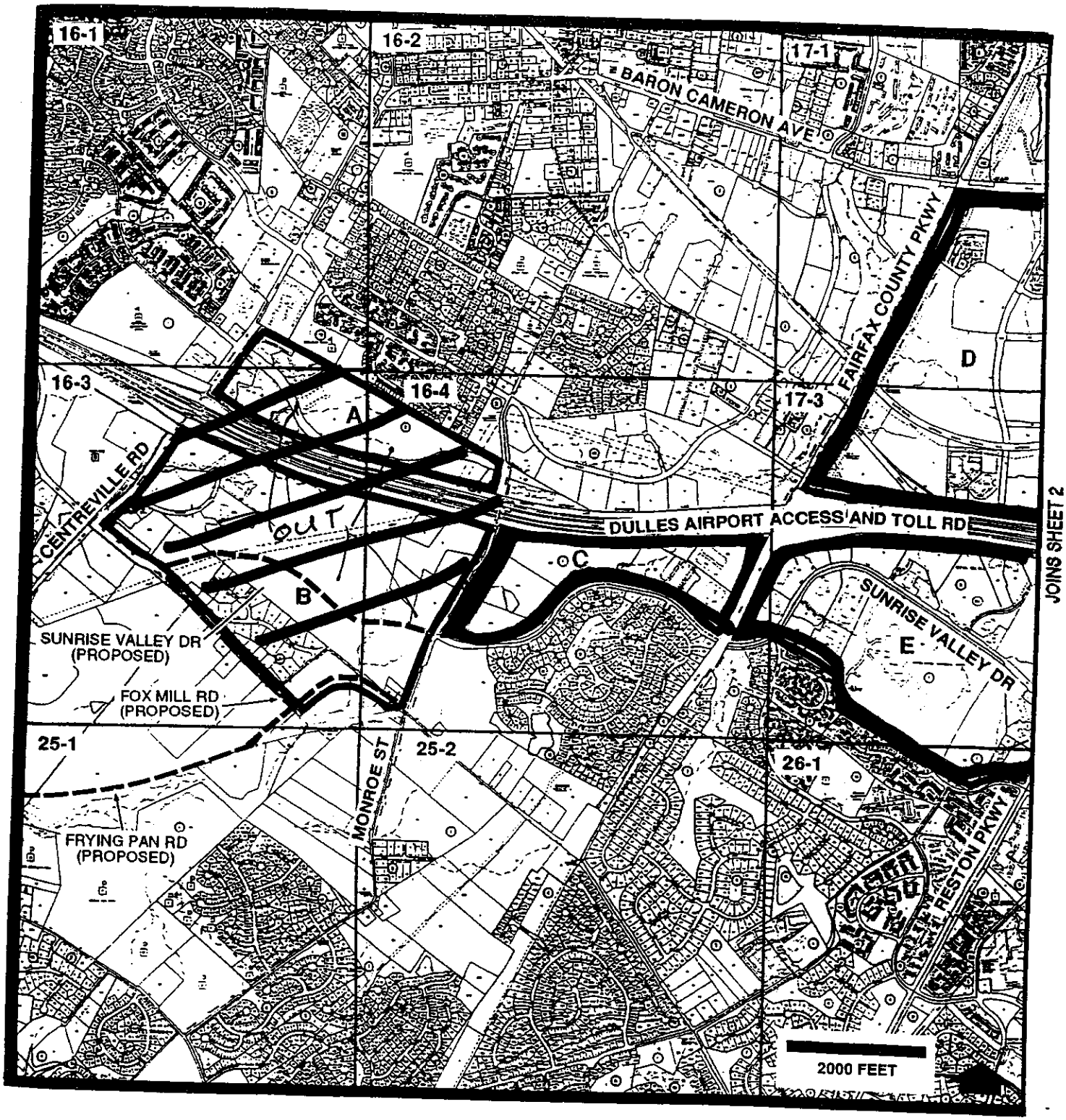
Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between May 1, 2008 and June 27, 2008 to:

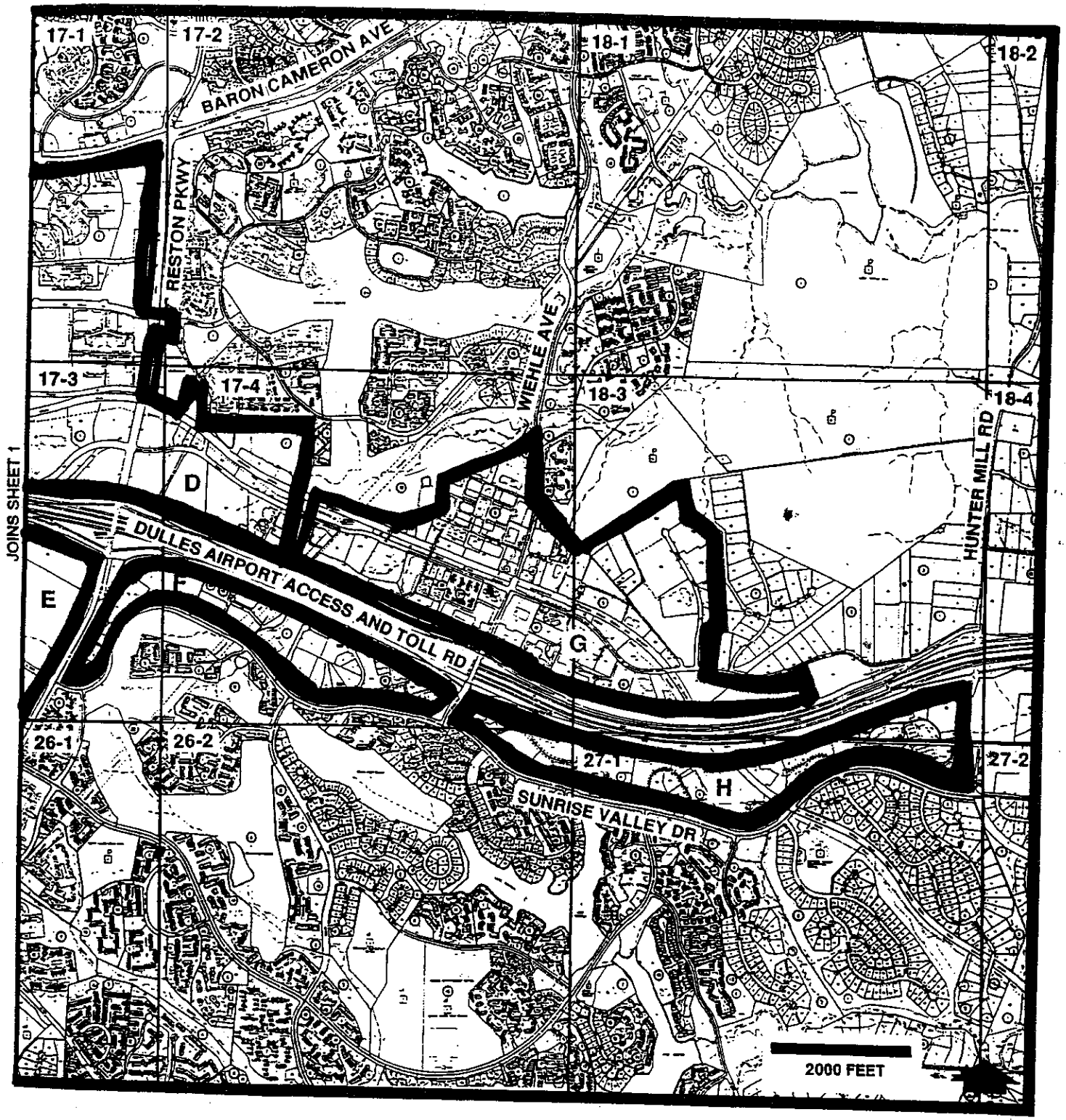
Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505



RESTON-HERNDON SUBURBAN CENTER

LAND UNITS - 1 OF 2

Justification for APR Nomination Attachment 3
Reston Master Plan and Reston-Herndon Suburban Center
By Initiative for Public Art Reston:



RESTON-HERNDON SUBURBAN CENTER

LAND UNITS - 2 OF 2

FIGURE 145

Justification for APR Nomination
Reston Master Plan and Reston-Herndon Suburban Center
By Initiative for Public Art Reston:

The proposed language for providing public art within the Reston Master Plan area is needed to correct an oversight in the original Master Plan for Reston and secondly it would better achieve the objectives in the adopted Comprehensive Plan.

Reston's Master Plan incorporates three goals of creating a place to Live, Work and Play. The initial and all subsequent Reston Plans have recognized that quality artistic site design is an essential component of these three goals. This attention to design may be seen in the overall creative layout of the community's physical spaces such as the sinews of open spaces, introduction of plazas and gathering places, and even in the curvilinear street layout as well as the relationship of Reston's structures to physical space. Quality site or area design is one form of public art and Reston's physical design and the use of public art has been woven into the daily experience for residents and visitors. Coupling "public art" with "quality design" may be most notably seen in the Town Center's beautiful and world renowned Fountain Square, the new Park on Market St. and is even seen incorporated in interesting building façade elements such as the McCormack and Schmicks restaurant wonderful sculptural school of fish. It is no small wonder that the Greater Reston Art Center's Northern Virginia Art show at the Reston Town Center has become the largest and most successful juried Art Show on the East Coast of the United States, drawing in excess of 50,000 attendees.

The Reston Initiative for Public Art (IPAR) group has sent flyers and meeting notices to Reston residents, held many small community stakeholders meetings, one large community wide meeting, hosted an art bus tour to other public art installments and programs and has held a large well attended community wide "charrette" all with the purpose of eliciting community involvement and ideas for developing a broad based Public Art Master Plan for Reston.

The plan is envisioned to be the catalyst for formalizing the establishment of Public Art in Reston, recognizing that creating objects and other expressions of art within a physical space for all to enjoy is essential for Reston's quality of life. Furthermore, it is in keeping with our tradition and historical focus on urban and natural spaces design.

Language needs to be added to the County's Comprehensive Plan that explicitly calls for the provision of Public Art in new development or within redevelopment areas. The IPAR Plan should be viewed as a guide for <u>all</u> involved in development and redevelopment. As it is implemented it should become an increasingly important tool for use by both the public and private sector as Reston evolves through its continuously maturing process of development and redevelopment.

Draft Comprehensive Plan Language for APR Nomination
Reston – Herndon Suburban Center: Reston Master plan
By Initiative for Public Art Reston:

Public Art in Reston
DRAFT Comprehensive Plan Language
Reston-Herndon Suburban Center – Suburban Center Areawide Recommendations

The draft proposed Plan text is shown with double underline for the heading and single underline for the new Plan recommendation (existing text from the Plan has single underline for the heading and no underline for the Plan recommendations).

It is anticipated that the new text would be placed on page 27 in the **Development Review Guidelines** section.

"Urban Design

Providing for good urban design exemplified by high quality site design that is both pedestrian-friendly and transit-oriented is a major objective of the Transit Station Areas Plan recommendations....the design of previously approved development projects.

Public Art

Public art has been a component of the effort to achieve quality urban design in Reston since the community's inception. In order to continue to realize the goal of making Reston a vibrant place to live, work and play, public art should be encouraged in future development in Reston.

The Reston community, under the leadership of a citizen group called the Initiative for Public Art in Reston (IPAR), has been involved in a process to develop a Master Plan for Public Art, scheduled to be completed in the summer of 2008. The IPAR Master Plan should be used to provide guidance in implementing strategies to fund, locate and maintain public art in Reston as a part of the review of new development and redevelopment proposals.

LAND UNIT RECOMMENDATIONS

....."

Draft Comprehensive Plan Language for APR Nomination
UP – 5: Reston Master Plan
By Initiative for Public Art Reston:

Public Art in Reston
DRAFT Comprehensive Plan Language - UP5 Reston Community Planning Sector

The draft proposed Plan text is shown with double underline for the heading and single underline for the new Plan recommendation (existing text from the Plan has single underline for the heading and no underline for the Plan recommendations).

It is anticipated that the new text would be placed on page 138 at the end of the UP5 Reston Community Planning Sector text, with other sector-wide recommendations.

"Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 48.... If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

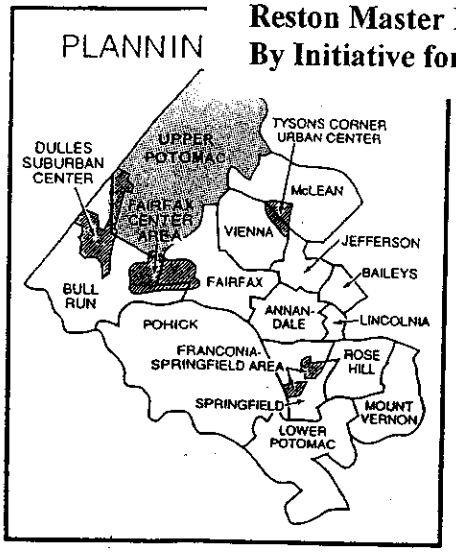
Public Art

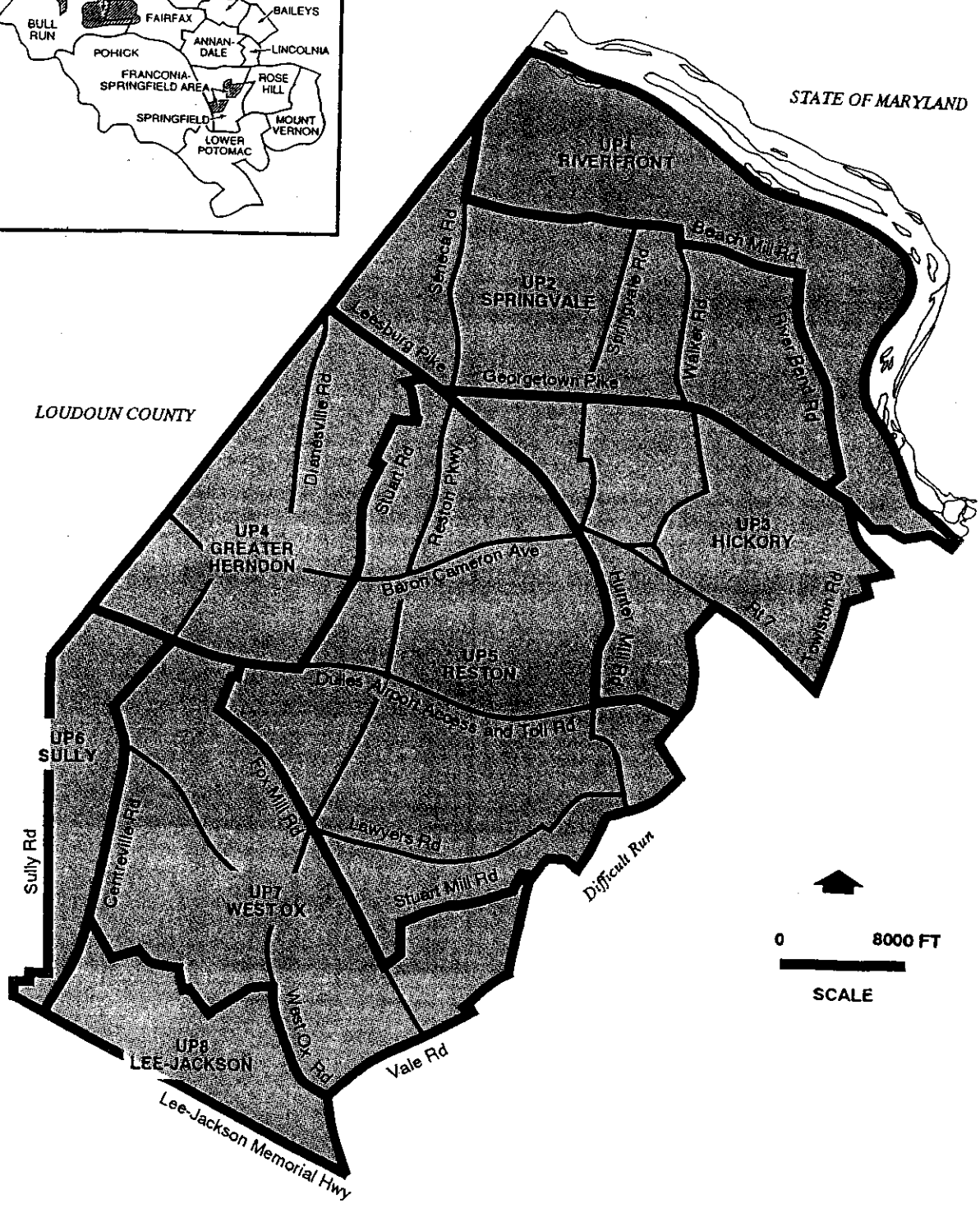
Public art has been a component of the effort to achieve quality urban design in Reston since the community's inception. In order to continue to realize the goal of making Reston a vibrant place to live, work and play, public art should be encouraged in future development in Reston.

The Reston community, under the leadership of a citizen group called the Initiative for Public Art in Reston (IPAR), has been involved in a process to develop a Master Plan for Public Art, scheduled to be completed in the summer of 2008. The IPAR Master Plan should be used to provide guidance in implementing strategies to fund, locate and maintain public art in Reston as a part of the review of new development and redevelopment proposals.

Trails

Trails planned for this sector are delineated on Figure 49.... Specific construction requirements are detailed in the Public Facilities Manual."

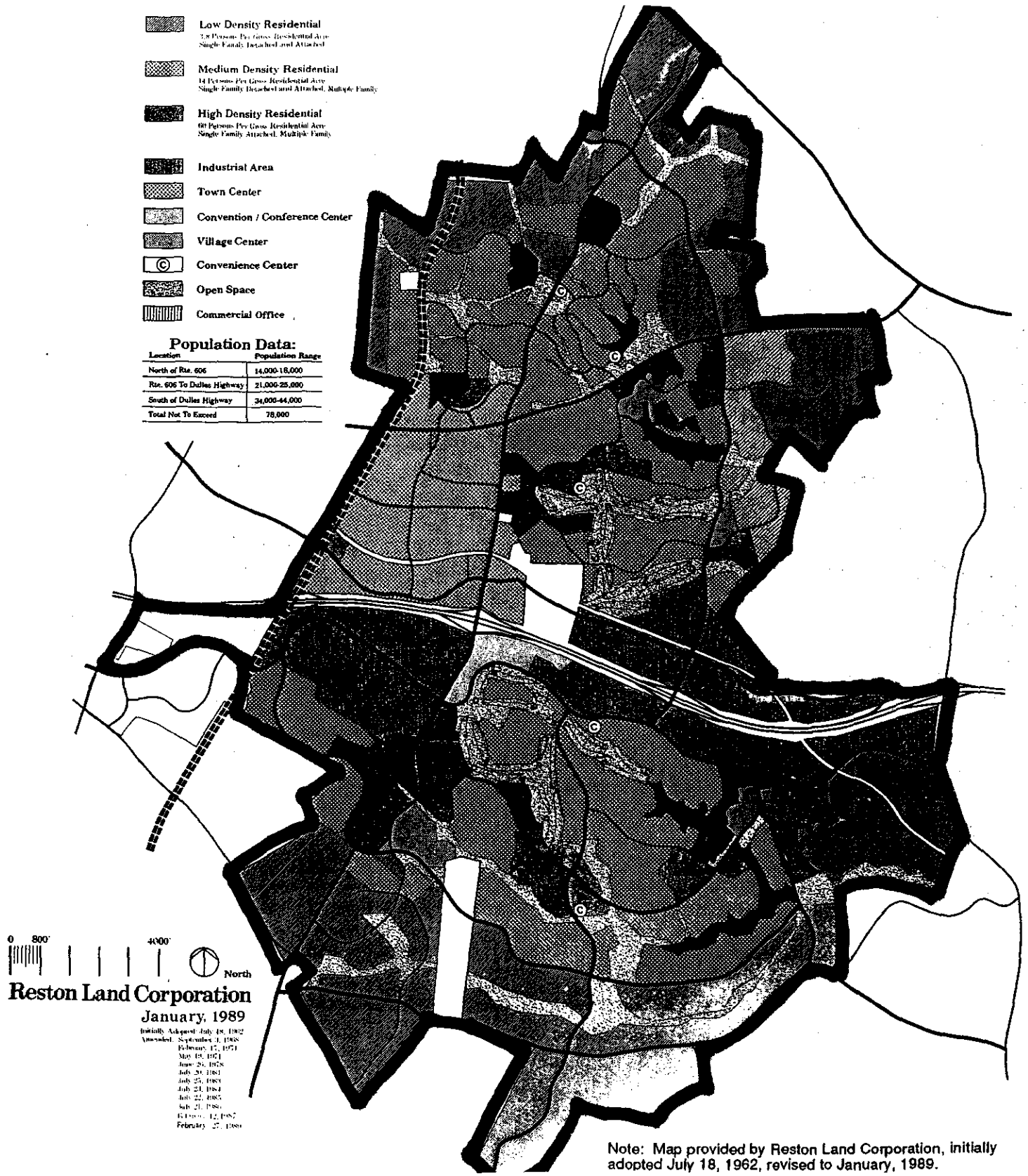




FAIRFAX COUNTY

COMMUNITY PLANNING SECTORS
UPPER POTOMAC PLANNING DISTRICT

Land Use Plan



Note: Map provided by Reston Land Corporation, initially adopted July 18, 1962, revised to January, 1989.

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A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2008 – 2009 NORTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT(S): Hunter Mill & Dranesville **APR ITEM(S) :** 08-III-5UP

NOMINATOR(S): Faheem Darab, Department of Planning and Zoning

ACREAGE: NA

TAX MAP I.D. NUMBERS: NA

GENERAL LOCATION: Upper Potomac Planning District

PLANNING AREA: III
District: Upper Potomac
Sector: Greater Herndon (UP4)
Special Area: Reston-Herndon Suburban Center, Land Units A and B

ADOPTED PLAN MAP: See map on page 2

ADOPTED PLAN TEXT: Plan discusses Worldgate development as well as a broad mix of uses and options for areas south of the Dulles Toll Road and north of Fox Mill Road.

For complete Plan text see http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/upperpotomac.pdf

PROPOSED PLAN AMENDMENT: Changes to update recommendations and the Plan map for Reston-Herndon Suburban Center's Land Units A and B. Amendment will reflect transfer of planning and zoning responsibilities for Land Unit A in 2005 from Fairfax County to the Town of Herndon. (For summary of proposed Plan text see page 35 of 2008-2009 Hunter Mill APR Nomination book or see link below)

http://www.fairfaxcounty.gov/dpz/apr/2008northcounty/nominations/5up.pdf (page 9)

SUMMARY OF STAFF RECOMMENDATION:

__X__ Approve Nomination as submitted

_____ Approve Staff Alternative

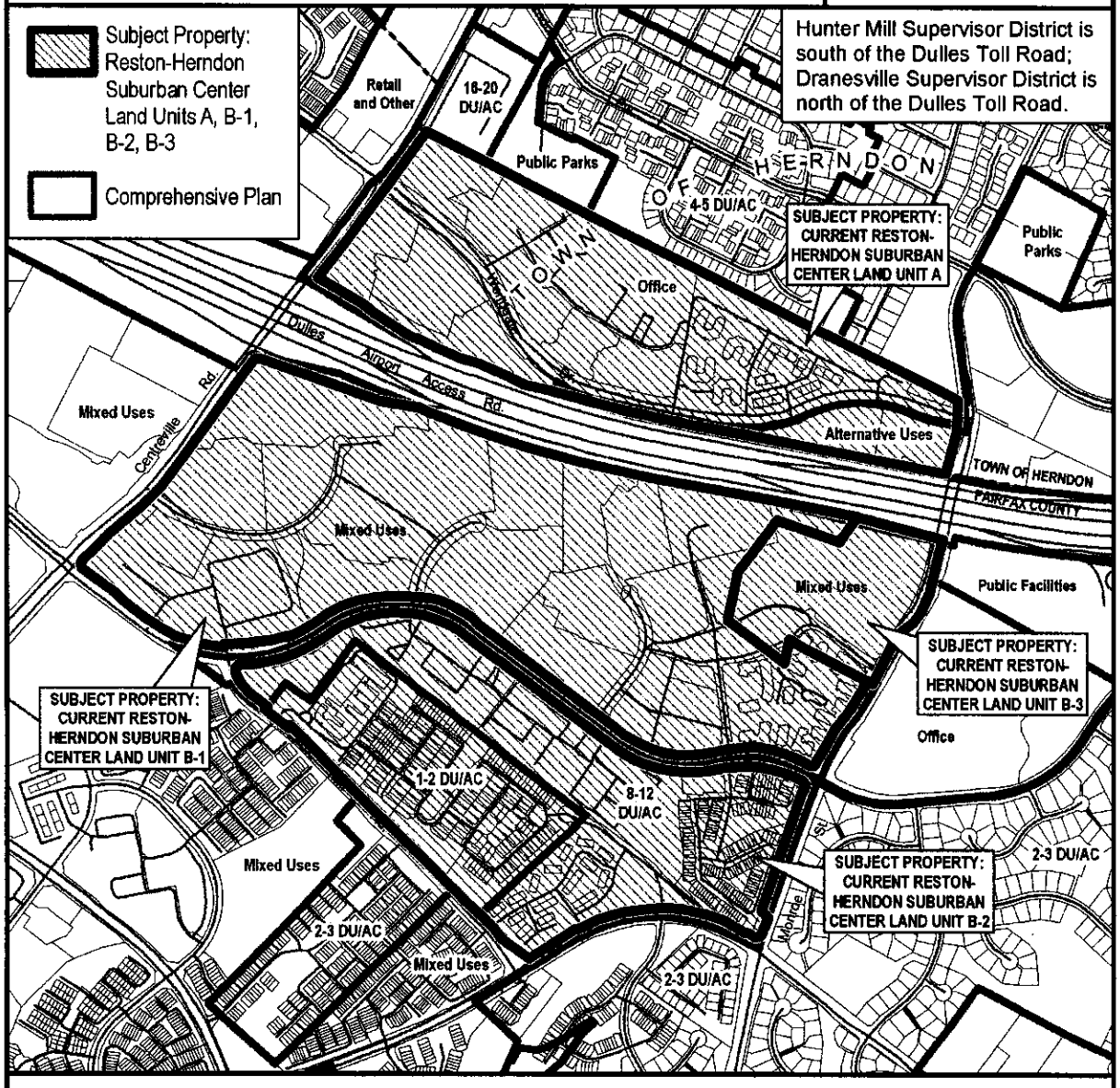
_____ Retain Adopted Plan

Staff recommends approval of this editorial nomination which clarifies and updates Plan text.

MAP 1 OF 2: CURRENT PLAN

PARCEL LOCATION MAP SHOWING CURRENT PLAN FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2008-2009 NORTH COUNTY APR #
08-III-5UP
HUNTER MILL & DRANESVILLE



Subject Property Current Plan: Reston-Herndon Suburban Center's Land Unit A currently includes the Worldgate development located within the Town of Herndon.

Nominated Plan Change: Editorial changes to Reston-Herndon Suburban Center's Land Units A and B. Changes affect Land Unit designation and text due to transfer of planning and zoning responsibilities to Town of Herndon as well as implementation of Plan recommendations.

Staff Recommendation: Approve nomination as submitted.

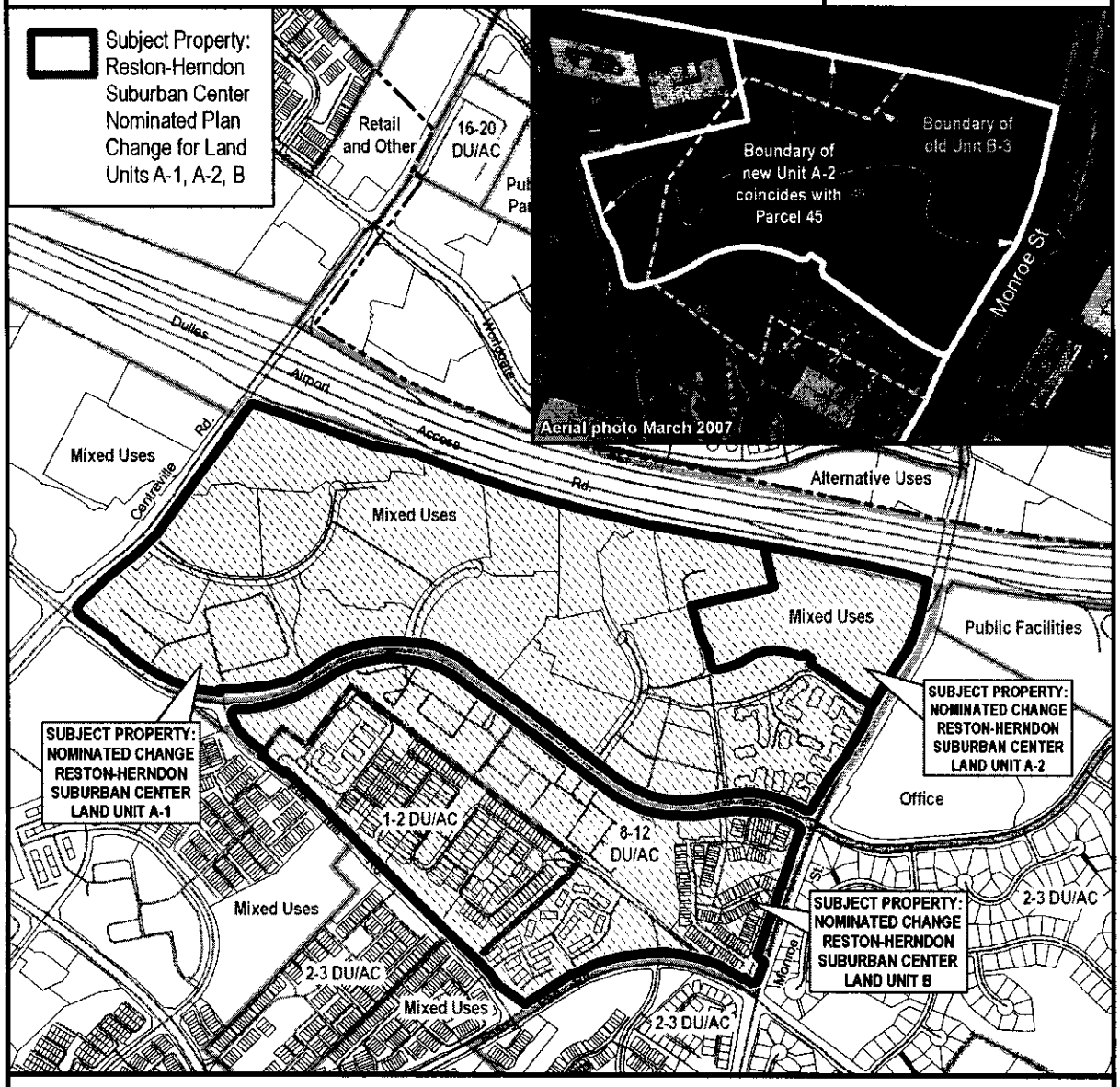
1000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2009

MAP 2 OF 2: NOMINATED PLAN CHANGE

PARCEL LOCATION MAP SHOWING NOMINATED PLAN CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2008-2009 NORTH COUNTY APR #
08-III-5UP
HUNTER MILL & DRANESVILLE



Subject Property Current Plan: Reston-Herndon Suburban Center's Land Unit A currently includes the Worldgate development located within the Town of Herndon.

Nominated Plan Change: Editorial changes to Reston-Herndon Suburban Center's Land Units A and B. Changes affect Land Unit designation and text due to transfer of planning and zoning responsibilities to Town of Herndon as well as implementation of Plan recommendations.

Staff Recommendation: Approve nomination as submitted.

1000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2009

CONTEXT

General Location:

The nominated properties are located within the area bounded by Centreville Road to the west, Monroe Street to the east, Fox Mill Road to the south and Herndon Parkway to the north.

Existing and Planned Land Use and Zoning:

Subject Properties: The subject properties are located in Land Units A and B of the Reston-Herndon Suburban Center in the Upper Potomac Planning District. The properties are planned for multiple uses including retail uses, office uses, residential use at 8-12 dwelling units per acre and 1-2 dwelling units per acre. The subject properties also are zoned for multiple uses including; PDH-12 (Planned Development Housing), PDH-30, PDC (Planned Development Commercial), C-8 and I-4. The area is developed with a mix of uses including mid-rise and high-rise office use, low-rise multifamily, single family attached and single family detached uses. In addition, there are significant amounts of retail and hotel use at the far western and eastern portions of the subject properties.

Adjacent Area:
Northeast: The area to the northeast is within the Town of Herndon and is planned for a mix of uses including alternative uses, residential use at 3-4, 4-5 and 16-20 dwelling units per acre as well as public parks. Part of the area is zoned for office and light industrial and is developed primarily as low-rise offices. Another part of the area is zoned for R-10 and planned development residential and is developed primarily as single family attached and detached housing.
Northwest: The area to the northwest is planned for a mix of uses including commercial retail and public facilities and is zoned C-6, C-8 and R-3. The area is developed primarily as community retail as well as Hutchison Elementary School.
West: The area to the west is planned for mixed use and is zoned PDC. The area currently is vacant land but is part of the planned Arrowbrook Centre mixed use development.
South: The area to the south is planned for mixed use and residential use at 2-3 dwelling units per acre. The area is zoned C-6, PDH-3, PDH-5, PDH-8 and PDH-16. The areas is developed with a community retail shopping center, McNair Farms Elementary and single family attached housing.
East: The area to the east is planned for alternative uses and residential use at 2-3 dwelling units per acre. The area is zoned R-3, PDC and I-4 and is developed as single family detached homes, mid-rise offices and the Herndon-Monroe Parking Garage.

PLANNING HISTORY

The Reston-Herndon Suburban Center and its land unit boundaries were established on July 1, 1991 as a part of the Fairfax Planning Horizons. In 1993 the Town of Herndon annexed the area identified as Land Unit A of the Reston-Herndon Suburban Center which encompasses the Worldgate development. Under the annexation agreement, Fairfax County retained planning and zoning responsibilities for Land Unit A until 2005 at which time those responsibilities transferred to the Town of Herndon.

On May 21, 2001, Plan Amendment 2000-01 (resulting from OTPA S98-CW-4CP) was adopted and made changes to all land units in the Reston-Herndon Suburban Center. One of the changes adopted at that time was the creation of sub-units to facilitate the inclusion of more detailed Plan recommendations for transit station areas within the Suburban Center. The Suburban Center's Land Unit B was divided into three sub-units, B-1, B-2 and B-3. These new sub-unit boundaries followed parcel boundaries, some of which have changed in recent years.

On March 18, 2002, Plan Amendment 2000-20 (resulting from 2001 APR nomination 01-III-5UP) was adopted and added language to the Reston-Herndon Suburban Center's Sub-unit B-2 that references developments that were subsequently redeveloped or converted from apartments to condominiums.

ADOPTED COMPREHENSIVE PLAN TEXT

See Attachment 1 for the Reston-Herndon Suburban Center's Plan guidance for Land Units A and B.

NOMINATED PLAN AMENDMENT

The proposed editorial update is for clarification purposes as well as to correct out-of-date Plan guidance. For full proposed Comprehensive Plan text and graphics see Attachment 2.

ANALYSIS

The nomination is editorial in nature and proposes to maintain the adopted planned land uses and intensities/densities. The nomination proposes updates to the Comprehensive Plan land unit designation and text for Land Units A and B of the Reston-Herndon Suburban Center in the Upper Potomac Planning District. The following describes the proposed changes and the rationale for each change:

1. The Reston-Herndon Suburban Center's Land Unit A (Worldgate development) boundaries and accompanying Plan guidance are now out-of-date and no longer in agreement with the transfer of planning and zoning responsibility from Fairfax County to the Town of Herndon. The proposed updates involve removing the Reston-Herndon Suburban Center's existing Land Unit A (Worldgate development) from the Plan text and maps and reorganizing the sub-units in Land Unit B to reconcile the removal of Land Unit A.

2. The Plan makes multiple references to the Greg Roy subdivision which was redeveloped more than 15 years ago. The Greg Roy subdivision was a subdivision of older single family homes mostly built on one acre lots. Originally planned for 1-2 dwelling units per acre, in 2001 under a Plan option for 8-12 dwelling units per acre, the subdivision was fully consolidated and rezoned from the R-1 zoning district to the PDH-12 zoning district. The subdivision was redeveloped as the Great Oaks development consisting of more than 200 multi-family rental units along with almost 200 townhouse and single-family detached dwelling units. Due to these Plan options being implemented, some of the Plan guidance is now out-of-date. The nomination proposes updates to the area previously known as the Greg Roy subdivision.

3. The Plan boundary between sub-units B-1 and B-3 and their accompanying Plan guidance are no longer in agreement with the development on the ground. The boundary of Sub-unit B-3 followed the boundaries of three parcels, 016-4((01))36, 37 and 38. In 2000 the three parcels within Sub-unit B-3 were part of rezoning case number 2000-HM-044. This rezoning case consolidated the three parcels as part of a larger development and subdivided the parcels. As a result, a portion of Sub-unit B-3 was developed as multi-family residential. Another portion of the sub-unit became a private road, connecting to the local roadway network, as well as private open space. The northern-most portion of the sub-unit remains undeveloped. The undeveloped portion of the sub-unit became parcel 16-4((01))45, which spills over into adjacent Sub-unit B-1. This new parcel 45 is approximately the same size as the original Sub-unit B-3 that was comprised of the three parcels. The proposed update addresses this disagreement between Plan boundaries and development on the ground by adjusting the boundary between the original Sub-unit B-1 and B-3 to follow the boundary of parcel 45.

4. The Plan references two developments that have since been renamed.
   - The Plan references the Woodland Park Apartments several times. Woodland Park, the area south of Sunrise Valley Drive and north of Great Oaks was planned for 8-12 dwelling units per acre. At this planned density, 144 townhouse units were built under approvals for a portion of the Woodland Park area under RZ 94-H-065. In 1999 under a plan option, the area developed under RZ 99-HM-011 with residential use at 16-20 dwelling units per acre as garden apartment-style housing. Due to this Plan option being implemented, the proposed update will edit the old references to the Woodland Park Apartments to recognize the implementation of a Plan option.
   - The Plan references the old Avalon Fox Mill Apartments multiple times. In 2005, Avalon Fox Mill underwent a conversion to condominium units. The newly converted condominium development was renamed Fox Mill Station Condominiums. This proposed update will reflect the new status and name of this development.

5. Finally, the nomination proposes deleting the Greater Herndon Community Planning Sector's (UP4) Character description which references the Reston-Herndon Suburban Center's Land Unit A (Worldgate development) due to the transfer of planning and zoning responsibility for this area from Fairfax County to the Town of Herndon.

RECOMMENDATION

Staff recommends approval of the nomination as submitted because it clarifies the transfer of planning and zoning responsibilities for the Worldgate development from Fairfax County to the Town of Herndon as well as updates out-of-date Plan guidance. See Attachment 2 on pages 11-19 for the recommended Plan text and map changes.

Attachment 1

ADOPTED COMPREHNSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, Amended through 6-30-2008, Reston-Herndon Suburban Center and Transit Station Areas, pages 29-33:

"Land Unit A

This land unit is located within the Town of Herndon, north of the Dulles Airport Access Road with Centreville Road on the west and Monroe Street on the east and is planned for medium to high intensity office uses up to .70 FAR. Figure 9 illustrates the boundaries of Land Unit A. Fairfax County retains planning and zoning responsibilities for this land unit until 2005, at which time those responsibilities revert to the Town of Herndon. The Worldgate development and the Marriott Suites hotel are major developments in the land unit. Residential uses have been incorporated into the Worldgate development, in the land area north of Worldgate Drive.

For mixed-use projects, the residential component should be developed in a style that is compatible with existing and future office development. The residential component should be of sufficient size to create a viable residential community that is an integral part of the overall Worldgate development. Provision for active recreation should be part of any residential development. The residential area to the north of the development should be well-buffered from either office or residential development. Building heights should taper down toward the existing residential community.

A high quality living environment can be created through the provision of well-designed residential and mixed-use projects which provide active recreation, entertainment and other site amenities. Each residential development should include on-site affordable housing that is well integrated and dispersed throughout the development.

The portion of this land unit that is south of Worldgate Drive near Monroe Street is appropriate for either office or hotel. Appropriate buffering and screening to the Dulles Airport Access Road must be provided. When rail is extended through the Dulles Corridor, this site may be within walking distance of a rail station. High density office or hotel is the preferred use on this site because they will best support the development of rail.

Although Land Unit A is located within the Town of Herndon, Fairfax County currently retains planning and zoning responsibilities. Future development decisions for Land Unit A should be closely coordinated with the Town to ensure compatible planning and land use for the area.

Land Unit B

This land unit is located on the south side of the Dulles Airport Access Road, between Centreville Road on the west and Monroe Street on the east (see Figure 9). Fox Mill Road is the southern boundary of this land unit. The land unit contains several office buildings and the Greg-Roy residential subdivision. There is a substantial amount of vacant land remaining in this land unit (as of 1996).

A high quality living environment can be created through the provision of well-designed residential and mixed-use projects which provide active recreation, entertainment and other site amenities. Each residential development should include on-site affordable housing that is well integrated and dispersed throughout the development.

To achieve full capacity of the roadway network in the area, Centreville Road between Frying Pan Road and West Ox Road should be improved as soon as possible in order to maximize the benefits of the road improvements constructed to date. Development proposals in Land Unit B should dedicate needed right-of-way and/or construct or contribute toward the construction of these roadway segments on a pro rata basis unless these proposals are on properties that have previously built part of the existing roadway network.

Sub-unit B-1 (North of Sunrise Valley Drive)

The area which is located north of Sunrise Valley Drive is planned for commercial office, hotel or mixed-use development up to .70 FAR. Mixed-use projects should be at least one-third residential in composition. This area along the Dulles Airport Access Road has high visibility and is appropriate for high quality development including corporate headquarters, hotels and office buildings. Mixed-use developments should create a viable, quality living environment with active recreational facilities and other amenities for residents. Residential development should be sited away from the Access Road and towards Sunrise Valley Drive. Support retail and service uses may be appropriate in non-residential or mixed-use development if they are located within office, hotel or residential buildings.

Pedestrian connections throughout the area and to transit facilities should be provided. Clustering of buildings in a transit friendly design is encouraged, whereby development that is built prior to possible rail transit service can be clustered on a portion of the area so as not to preclude additional buildings and intensity in the future if rail service is extended to this area. The overall design should seek to concentrate open space, to the extent possible, into common areas such as urban parks and plazas to provide visual focus and pleasant outdoor spaces for employees.

The development of this sub-unit should incorporate recreational amenities for future employees (and residents if residential development is included) such as jogging paths, exercise stations and volley ball courts that are appropriate to the mix of employees/residents and their needs. The development of this area should incorporate a vehicular circulation system that is appropriate to the type and intensity of the ultimate uses and the pattern of subdivision.

The portion of the sub-unit that is adjacent to the Herndon-Monroe TSA is subject to the ***Pedestrian/bicycle access*** guidelines in the Suburban Center Areawide Recommendations shown at the beginning of the Suburban Center text.

Sub-unit B-2 (South of Sunrise Valley Drive)

The area located south of Sunrise Valley Drive contains The Woodland Park Apartments, The Avalon Fox Mill Apartments, and the Greg Roy subdivision. Woodland Park Apartments are located north and west of the Greg-Roy subdivision. Tax Map parcels 16-3((1))25D1, 25D2, 16-4((1))32B, 16-4((16))1-44, 16-4((16))A, 16-4((17))B,C,D,F, 16-4((17)) 45-49, and 16-4((17))110-204 within Woodland Park, are planned for residential use at 8-12 dwelling units per acre (du/ac) with full consolidation. Development may include a mix of unit types that are compatible with surrounding development. Effective buffering and screening should be provided along the area abutting the Greg-Roy subdivision. Active recreation facilities with usable open space to serve the residents should be provided. As an option, this area may also be developed in multi-family, residential use such as garden apartments at 16-20 dwelling units per acre to provide a transition from the mixed use development along the Dulles Airport Access Road to the residential development to the south. A vegetated buffer that, at a minimum, meets Zoning Ordinance requirements should be provided along the area adjacent to the Greg Roy subdivision. Enhanced vegetation within this buffer is recommended.

146 Tax Map16-3((1))24A, and 16-4((1))30 located to the east of the Greg Roy subdivision (Avalon Fox Mill), are planned for residential use at 8-12 dwelling units per acre. Effective

buffering and screening should be provided along the area abutting the Greg Roy subdivision if the Greg-Roy subdivision does not redevelop. Active recreation facilities to serve the residents should be provided on-site.

The Greg-Roy subdivision and the adjacent residential parcel (Tax Map 16-3((1))14B) are planned for residential use at 1-2 dwelling units per acre. As an option, the Greg-Roy subdivision and the adjacent residential parcel are appropriate for residential use at 8-12 dwelling units per acre contingent upon complete parcel consolidation.

Mixed-use development up to .50 FAR is appropriate for Sub-unit B-2 upon the complete consolidation of parcels in this area, including the entire Greg Roy subdivision. For mixed-use projects, the residential component should be at least one-third of the total development. Residential development should provide for the active recreation needs of the community.

All development proposed for Sub-unit B-2 should provide high quality site and architectural design, an integrated pedestrian circulation system and active recreation facilities.

Sub-unit B-3 (part of Herndon-Monroe Transit Station Area)

Sub-unit B-3 is located in the southwest quadrant of the DAAR and Monroe Street. It is a part of the Woodland Park development, a large mixed-use development.

This land unit is planned for mixed-use, with any combination of office, hotel, residential and support retail uses up to .70 FAR.

For development in this sub-unit, including all baseline recommendations and options, pedestrian walkways should be provided to facilitate circulation throughout the land unit and should connect to walkways in adjacent land units and existing sidewalks or trails along major streets in or around the land unit. All proposed developments should be in conformance with the Urban Design Guidelines, located after the land unit recommendations.

Transit-oriented Residential Mixed-Use Option – At such time as a funding agreement for Bus Rapid Transit (BRT), as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.0 FAR may be considered for Sub-unit B-3 provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 35% but no more than 50% of the total gross floor area of the development. Office use may not exceed 50% of the total gross floor area and support retail, to be located in office, hotel or residential buildings may not exceed 15% of the total gross floor area. In addition, the following condition should be met:

- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate vehicular drives and/or streets.

Rail-oriented Residential Mixed-Use Option – At such time as a funding agreement for rail, as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.5 FAR may be considered for the 12 acres within Sub-unit B-3 located closest to the rail station, provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 40% but no more than 50% of the total gross floor area of the development. Some combination of office, hotel and support retail uses may comprise 50-60% of the total gross floor area of the development. In addition, the following conditions should be met:

- Grade-separated pedestrian access (bridge or tunnel) across Monroe Street should be provided to facilitate access to the rail station;
- Transportation Demand Management measures as discussed on page 6 should be utilized to the maximum extent possible;
- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets."

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, Amended through 6-30-2008, UP4-Greater Herndon Community Planning Sector, page 97:

"The Worldgate site within the Town of Herndon is planned and zoned by Fairfax County as part of an annexation agreement. This site is located in the Reston-Herndon Suburban Center and recommendations are contained in that section of this document (Land Unit A)."

ADOPTED COMPREHNSIVE PLAN MAP

The adopted Comprehensive Plan map shows the Reston-Herndon Suburban Center's Land Units A and B planned for multiple uses including office use, alternative uses, residential uses at 1-2 and 8-12 du/ac.

Attachment 2

PROPOSED COMPREHNSIVE PLAN TEXT

Sections to be amended:

I. **Proposed Changes to the Reston-Herndon Suburban Center's Land Unit A and B, Including Related Maps**

II. **Proposed Changes to the Greater Herndon Community Planning Sector (UP4), Character Section**

Staff nominates the following amendments to the Comprehensive Plan. To identify changes from the previous adopted Plan, text proposed to be added is shown as underlined and text to be deleted is indicated by ~~strikethrough~~.

I. Proposed Change to the Reston-Herndon Suburban Center's Land Unit A and B Including Related Maps

MODIFY: The Fairfax County Comprehensive Plan, Area III, 2007 edition, Upper Potomac Planning District amended through September 10, 2007, Reston-Herndon Suburban Center and Transit Station Areas, page 29:

"Land Unit A

~~This land unit is located within the Town of Herndon, north of the Dulles Airport Access Road with Centreville Road on the west and Monroe Street on the east and is planned for medium to high intensity office uses up to .70 FAR. Figure 10 illustrates the boundaries of Land Unit A. Fairfax County retains planning and zoning responsibilities for this land unit until 2005, at which time those responsibilities revert to the Town of Herndon. The Worldgate development and the Marriott Suites hotel are major developments in the land unit. Residential uses have been incorporated into the Worldgate development, in the land area north of Worldgate Drive.~~

~~For mixed-use projects, the residential component should be developed in a style that is compatible with existing and future office development. The residential component should be of sufficient size to create a viable residential community that is an integral part of the overall Worldgate development. Provision for active recreation should be part of any residential development. The residential area to the north of the development should be well buffered from either office or residential development. Building heights should taper down toward the existing residential community.~~

~~A high quality living environment can be created through the provision of well designed residential and mixed-use projects which provide active recreation, entertainment and other site amenities. Each residential development should include on-site affordable housing that is well integrated and dispersed throughout the development.~~

~~The portion of this land unit that is south of Worldgate Drive near Monroe Street is appropriate for either office or hotel. Appropriate buffering and screening to the Dulles Airport Access Road must be provided. When rail is extended through the Dulles Corridor, this site may be within walking distance of a rail station. High density office or hotel is the preferred use on this site because they will best support the development of rail.~~

~~Although Land Unit A is located within the Town of Herndon, Fairfax County currently retains planning and zoning responsibilities. Future development decisions for Land Unit A should be closely coordinated with the Town to ensure compatible planning and land use for the area.~~

~~**Land Unit B**~~

This Land Unit is located on the south side of the Dulles Airport Access Road, between Centreville Road on the west and Monroe Street on the east (see Figure 9). ~~Fox Mill Road~~ Sunrise Valley Drive is the southern boundary of this Land Unit. The Land Unit contains several office buildings, ~~and the Greg Roy residential subdivision. There is a substantial amount of vacant land remaining in this land unit (as of 1996).~~

A high quality living environment can be created through the provision of well-designed residential and mixed-use projects which provide active recreation, entertainment and other site amenities. Each residential development should include on-site affordable housing that is well integrated and dispersed throughout the development.

To achieve full capacity of the roadway network in the area, Centreville Road between Frying Pan Road and West Ox Road should be improved as soon as possible in order to maximize the benefits of the road improvements constructed to date. Development proposals in Land Unit ~~B~~ A should dedicate needed right-of-way and/or construct or contribute toward the construction of these roadway segments on a pro rata basis unless these proposals are on properties that have previously built part of the existing roadway network.

*Note: At the time the Reston-Herndon Suburban Center's plan text was adopted in 2001, Land Unit A was located within the Town of Herndon, north of the Dulles Airport Access Road with Centreville Road on the west and Monroe Street on the east. Under an agreement reached in 1987 between Fairfax County and the Town of Herndon, this Land Unit A was annexed by the Town as part of a larger Town boundary adjustment. As part of this agreement Fairfax County retained planning and zoning responsibilities for this land unit until 2005, at which time those responsibilities reverted to the Town of Herndon. Under the Town of Herndon's Draft 2030 Land Use Map dated January 07, 2008 the area is planned for regional corridor mixed use.

Sub-unit ~~B-1~~ A-1 ~~(North of Sunrise Valley Drive)~~ (west of Herndon-Monroe Transit Station Area)

The area which is located ~~north of Sunrise Valley Drive~~ west of the Herndon-Monroe Transit Station Area is planned for commercial office, hotel or mixed-use development up to .70 FAR. Mixed-use projects should be at least one-third residential in composition. This area along the Dulles Airport Access Road has high visibility and is appropriate for high quality development including corporate headquarters, hotels and office buildings. Mixed-use developments should create a viable, quality living environment with active recreational facilities and other amenities for residents. Residential development should be sited away from the Access Road and towards Sunrise Valley Drive. Support retail and service uses may be appropriate in non-residential or mixed-use development if they are located within office, hotel or residential buildings.

Pedestrian connections throughout the area and to transit facilities should be provided. Clustering of buildings in a transit friendly design is encouraged, whereby development that is built prior to possible rail transit service can be clustered on a portion of the area so as not to preclude additional buildings and intensity in the future if rail service is extended to this area. The overall design should seek to concentrate open space, to the extent possible, into common

areas such as urban parks and plazas to provide visual focus and pleasant outdoor spaces for employees.

The development of this sub-unit should incorporate recreational amenities for future employees (and residents if residential development is included) such as jogging paths, exercise stations and volley ball courts that are appropriate to the mix of employees/residents and their needs. The development of this area should incorporate a vehicular circulation system that is appropriate to the type and intensity of the ultimate uses and the pattern of subdivision.

The portion of the sub-unit that is adjacent to the Herndon-Monroe TSA is subject to the ***Pedestrian/bicycle access*** guidelines in the Suburban Center Areawide Recommendations shown at the beginning of the Suburban Center text.

~~Sub-unit B-2 (South of Sunrise Valley Drive)~~

~~The area located south of Sunrise Valley Drive contains The Woodland Park Apartments, The Avalon Fox Mill Apartments, and the Greg Roy subdivision. Woodland Park Apartments are located north and west of the Greg Roy subdivision. Tax Map parcels 16-3((1))25D1, 25D2, 16-4((1))32B, 16-4((16))1-44, 16-4((16))A, 16-4((17))B,C,D,F, 16-4((17)) 45-49, and 16-4((17))110-204 within Woodland Park, are planned for residential use at 8-12 dwelling units per acre (du/ac) with full consolidation. Development may include a mix of unit types that are compatible with surrounding development. Effective buffering and screening should be provided along the area abutting the Greg Roy subdivision. Active recreation facilities with usable open space to serve the residents should be provided. As an option, this area may also be developed in multi-family, residential use such as garden apartments at 16-20 dwelling units per acre to provide a transition from the mixed use development along the Dulles Airport Access Road to the residential development to the south. A vegetated buffer that, at a minimum, meets Zoning Ordinance requirements should be provided along the area adjacent to the Greg Roy subdivision. Enhanced vegetation within this buffer is recommended.~~

~~Tax Map16-3((1))24A, and 16-4((1))30 located to the east of the Greg Roy subdivision (Avalon Fox Mill), are planned for residential use at 8-12 dwelling units per acre. Effective buffering and screening should be provided along the area abutting the Greg Roy subdivision if the Greg Roy subdivision does not redevelop. Active recreation facilities to serve the residents should be provided on-site.~~

~~The Greg Roy subdivision and the adjacent residential parcel (Tax Map 16-3((1))14B) are planned for residential use at 1-2 dwelling units per acre. As an option, the Greg Roy subdivision and the adjacent residential parcel are appropriate for residential use at 8-12 dwelling units per acre contingent upon complete parcel consolidation.~~

~~Mixed-use development up to .50 FAR is appropriate for Sub-unit B-2 upon the complete consolidation of parcels in this area, including the entire Greg Roy subdivision. For mixed-use projects, the residential component should be at least one-third of the total development. Residential development should provide for the active recreation needs of the community.~~

~~All development proposed for Sub-unit B-2 should provide high quality site and architectural design, an integrated pedestrian circulation system and active recreation facilities.~~

Sub-unit ~~B-3~~ A-2 is located in the southwest quadrant of the DAAR and Monroe Street. It is a part of the Woodland Park development, a large mixed-use development.

This land unit is planned for mixed-use, with any combination of office, hotel, residential and support retail uses up to .70 FAR.

For development in this sub-unit, including all baseline recommendations and options, pedestrian walkways should be provided to facilitate circulation throughout the land unit and should connect to walkways in adjacent land units and existing sidewalks or trails along major streets in or around the land unit. All proposed developments should be in conformance with the Urban Design Guidelines, located after the land unit recommendations.

Transit-oriented Residential Mixed-Use Option – At such time as a funding agreement for Bus Rapid Transit (BRT), as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.0 FAR may be considered for Sub-unit ~~B-3~~ A-2 provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 35% but no more than 50% of the total gross floor area of the development. Office use may not exceed 50% of the total gross floor area and support retail, to be located in office, hotel or residential buildings may not exceed 15% of the total gross floor area. In addition, the following condition should be met:

- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate vehicular drives and/or streets.

Rail-oriented Residential Mixed-Use Option – At such time as a funding agreement for rail, as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.5 FAR may be considered for the 12 acres within Sub-unit ~~B-3~~ A-2 located closest to the rail station, provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 40% but no more than 50% of the total gross floor area of the development. Some combination of office, hotel and support retail uses may comprise 50-60% of the total gross floor area of the development. In addition, the following conditions should be met:

- Grade-separated pedestrian access (bridge or tunnel) across Monroe Street should be provided to facilitate access to the rail station;
- Transportation Demand Management measures as discussed on page 6 should be utilized to the maximum extent possible;
- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets.

Land Unit B

This Land Unit is located on the south side of Sunrise Valley Drive between Fox Mill Road and Monroe Street, north of Frying Pan Road (see figure 9). The Land Unit contains the Great Oak subdivision, a development consisting of townhomes and single family detached houses. Previously the Great Oak subdivision was developed as the Greg Roy residential subdivision, an area that was planned at 1-2 dwelling units per acre.

A high quality living environment can be created through the provision of well-designed residential and mixed-use projects which provide active recreation, entertainment and other site

amenities. Each residential development should include on-site affordable housing that is well integrated and dispersed throughout the development.

To achieve full capacity of the roadway network in the area, Centreville Road between Frying Pan Road and West Ox Road should be improved as soon as possible in order to maximize the benefits of the road improvements constructed to date. Development proposals in Land Unit B should dedicate needed right-of-way and/or construct or contribute toward the construction of these roadway segments on a pro rata basis unless these proposals are on properties that have previously built part of the existing roadway network.

The area located south of Sunrise Valley Drive contains The Woodland Park Apartments, The Fox Mill Station Condos, and the Great Oak subdivision. Woodland Park Apartments are located north and west of the Great Oak subdivision. Tax Map parcels 16-3((1))25D1, 25D2, 25D3, 25D4, 16-4((1))32B, 16-4((16))1-44, 16-4((16))A, 16-4((17))B,C,D,F, F1, 16-4((17)) 45-49, and 16-4((17))110-204 within Woodland Park, were planned for residential use at 8-12 dwelling units per acre (du/ac) with full consolidation. Under an option for the entire area occupied by the Woodland Park Apartments, tax map parcels 16 3((1))25D1, 25D2, 25D3, 25D4, 16 4((1))32B, 16-4((16))1-44, 16-4((16))A, 16-4((17))B, C, D, F, F1, 16-4((17))45-49 and 16-4((17))110-204 were developed in multi-family, residential use, including garden apartments, at 16-20 dwelling units per acre to provide a transition from the mixed use development along the Dulles Airport Access Road to the residential development to the south. A vegetated buffer that, at a minimum, meets Zoning Ordinance requirements should be provided along the area adjacent to the Great Oak subdivision. Enhanced vegetation within this buffer is recommended.

Tax Map16-3((18))1-165 located to the east of the Great Oak subdivision (Fox Mil Station Condos), are planned and developed for residential use at 8-12 dwelling units per acre. Active recreation facilities to serve the residents should be provided on-site.

The Great Oak subdivision and the adjacent residential parcel to the northwest (Metropolitan of Fairfax Apartments) were planned for residential use at 1-2 dwelling units per acre. Under an option, the Great Oak subdivision and the adjacent residential parcel (Metropolitan of Fairfax Apartments) were developed for residential use at 8-12 dwelling units per acre after complete parcel consolidation.

Mixed-use development up to .50 FAR is appropriate for Land Unit B upon the complete consolidation of parcels in this area, including the entire Great Oak subdivision. For mixed-use projects, the residential component should be at least one-third of the total development. Residential development should provide for the active recreation needs of the community.

All development proposed for Land Unit B should provide high quality site and architectural design, an integrated pedestrian circulation system and active recreation facilities."

MODIFY: The Fairfax County Comprehensive Plan, Area III, 2007 edition, Upper Potomac Planning District amended through September 10, 2007, Reston-Herndon Suburban Center and Transit Station Areas, page 28:

"Figure 8"

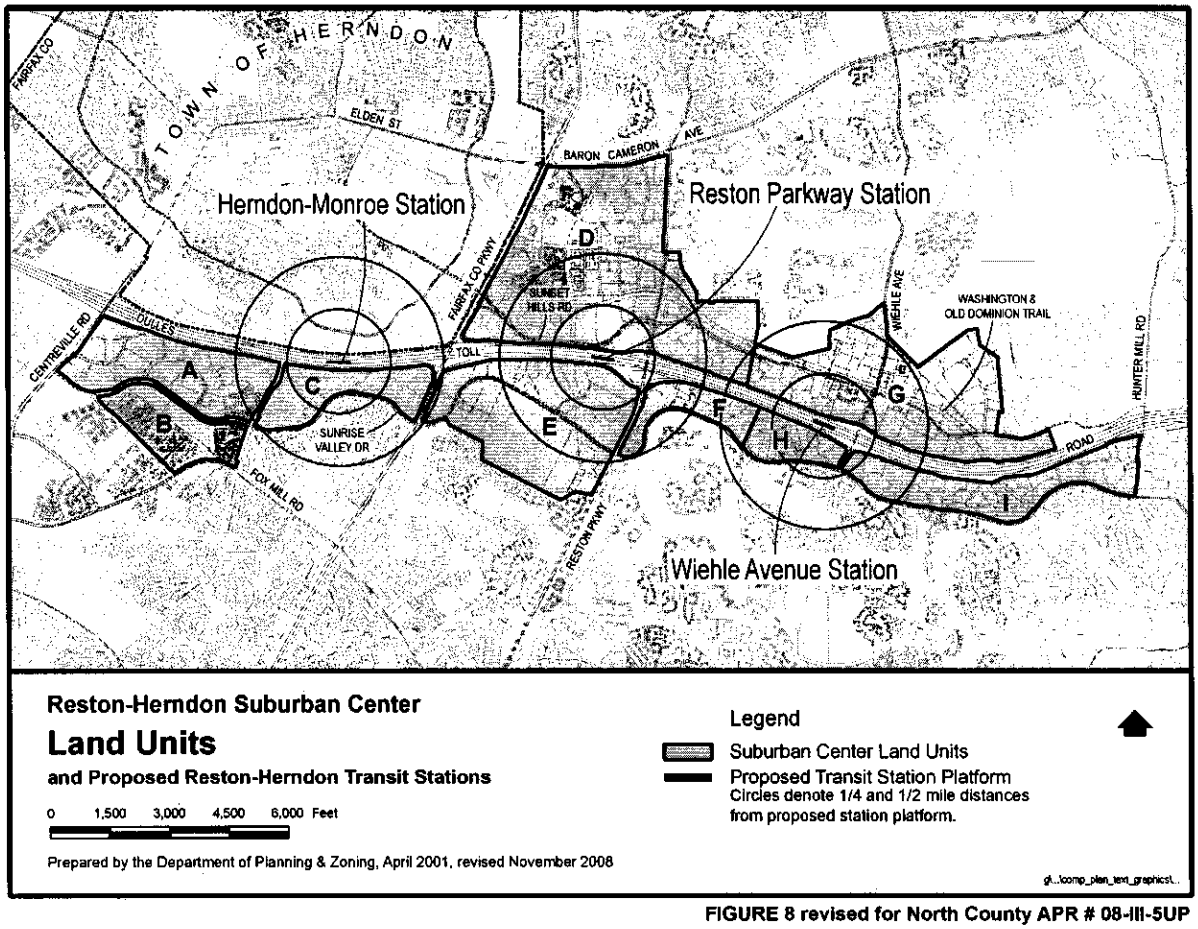


FIGURE 8 revised for North County APR # 08-III-5UP

MODIFY: The Fairfax County Comprehensive Plan, Area III, 2007 edition, Upper Potomac Planning District amended through September 10, 2007, Reston-Herndon Suburban Center and Transit Station Areas, page 30:

"Figure 9"

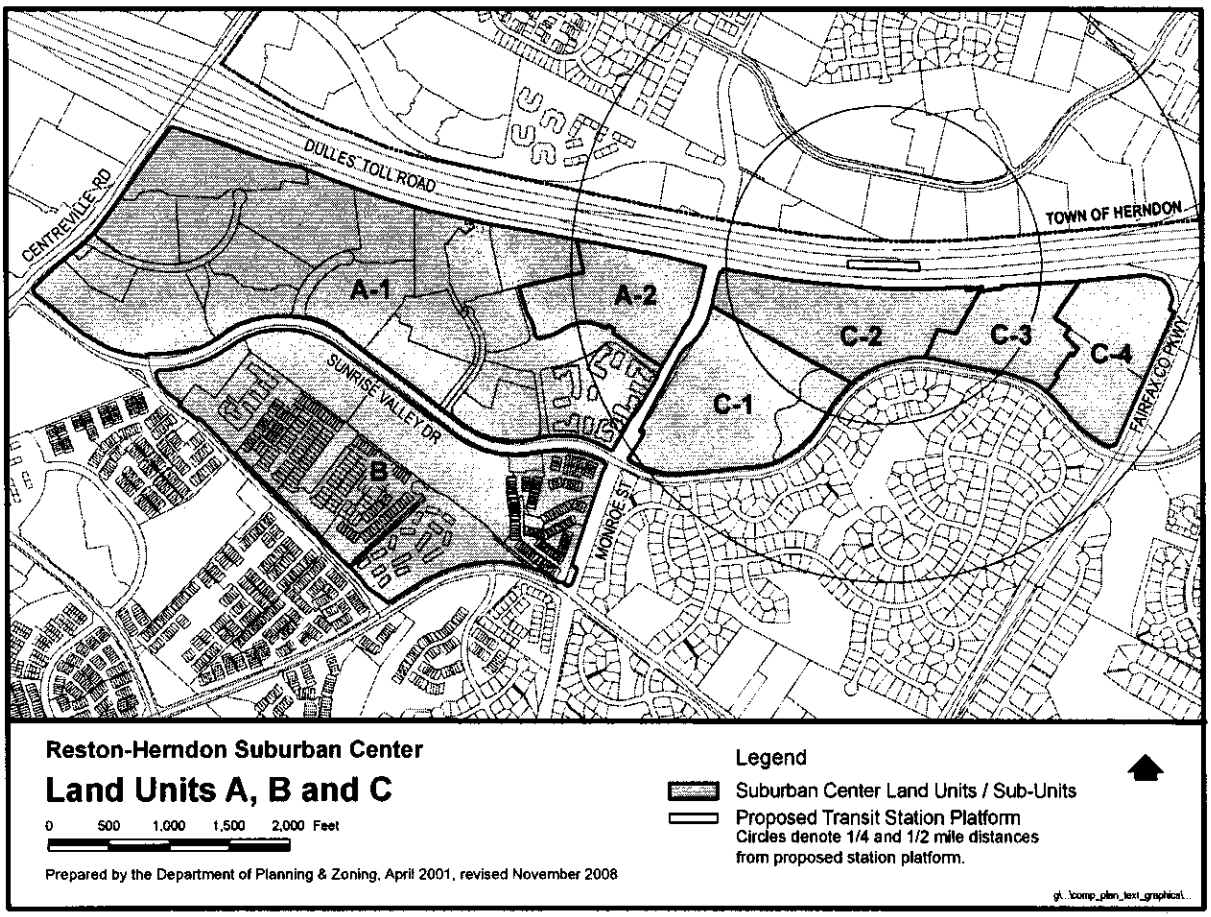


FIGURE 9 revised for North County APR # 08-III-5UP

II. Proposed Changes to the Greater Herndon Community Planning Sector (UP4), Character Section

DELETE: The Fairfax County Comprehensive Plan, Area III, 2007 edition, Upper Potomac Planning District amended through September 10, 2007, UP-4, Greater Herndon Community Planning Sector, page 97:

" ~~The Worldgate site within the Town of Herndon is planned and zoned by Fairfax County as part of an annexation agreement. This site is located in the Reston-Herndon Suburban Center and recommendations are contained in that section of this document (Land Unit A).~~"

MODIFY: The Fairfax County Comprehensive Plan, Area III, 2007 edition, Upper Potomac Planning District amended through September 10, 2007, UP-4 Greater Herndon Community Planning Sector, page 99:

"Figure 28"

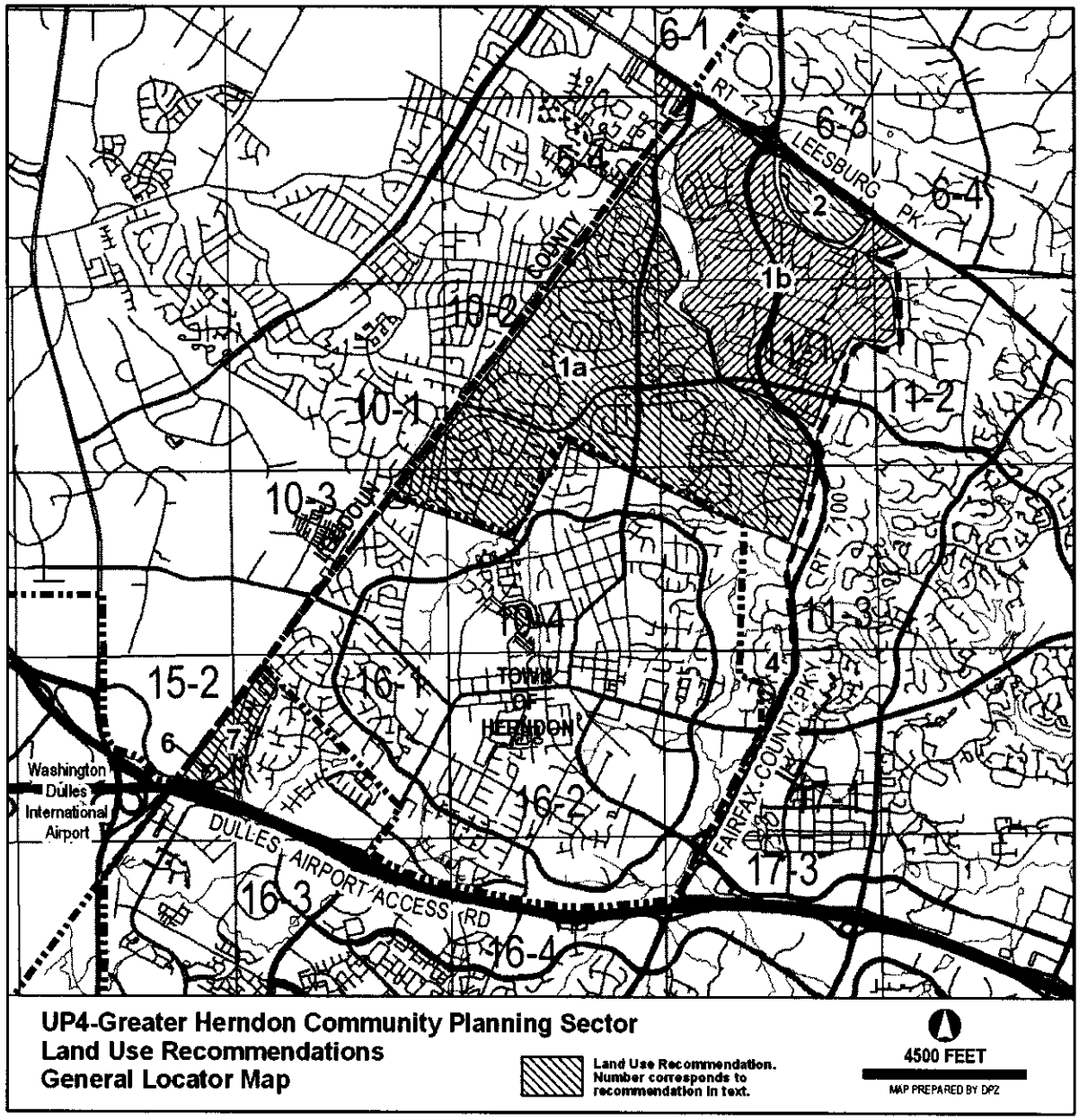


FIGURE 28 revised for North County APR # 08-III-5UP

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APR Area Plans Review

2008-2009 NORTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: A. Faheem Darab Daytime Phone: 703-324-1380

Address: Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730 Fairfax, Virginia 22035

Nominator E-mail Address: faheem.darab@fairfaxcounty.gov

Signature of Nominator (NOTE: There can be only one nominator per nomination):

THIS BOX FOR STAFF USE ONLY
Date Received: 6/25/08
Date Accepted: 8-12-08 car
Planning District: HM
Special Area:

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.) See Part 1 attachment

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☐ Dranesville ☑ Hunter Mill ☐ Providence ☐ Sully

Total number of parcels nominated: 1,895

Total aggregate size of all nominated parcels (in acres and square feet): 365 acres 15,899,400 square feet

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☑ No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) ☑ Yes ☐ No

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

See Part 3 attachment

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: See Part 4 attachment A

WEBLINK: http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/upperpotomac.pdf (beginning page 28)

b. CURRENT PLAN MAP DESIGNATION: OFFICE, ALTERNATIVE USES, MIXED USE, 1-2 DU/AC, 8-12 DU/AC

c. CURRENT ZONING DESIGNATION: PDH-12, PDH-30, PDC, C-8, I-4

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NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). See Part 4 attachment D

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) The nomination proposes to maintain the existing planned uses and to maintain the existing planned character of development.

f. NON-RESIDENTIAL: Check the appropriate use ☐ Office ☐ Industrial ☐ Mixed Use (specify uses in table) N/A ☐ Retail ☐ Open Space ☐ Government/Institutional

g. TOTAL Floor Area Ratio (FAR) Proposed: N/A TOTAL Gross Square Feet: N/A

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	

If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.

h. RESIDENTIAL COMPONENT (Select the appropriate density range proposed and complete the table to the right):

- ☐ .1 - .2 du/ac (5-10 acre lots)
- ☐ .2 - .5 du/ac (2-5 acre lots)
- ☐ .5 - 1 du/ac (1 – 2 acre lots)
- ☐ 1 - 2 du/ac
- ☐ 2 - 3 du/ac
- ☐ 3 - 4 du/ac
- ☐ 4 - 5 du/ac
- ☐ 5 - 8 du/ac
- ☐ 8 - 12 du/ac
- ☐ 12 - 16 du/ac
- ☐ 16 - 20 du/ac
- ☐ 20+ (specify 10 unit density range) _____

N/A

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			

Continued

NOMINATION FORM

PART 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted. See Part 5 attachment

PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

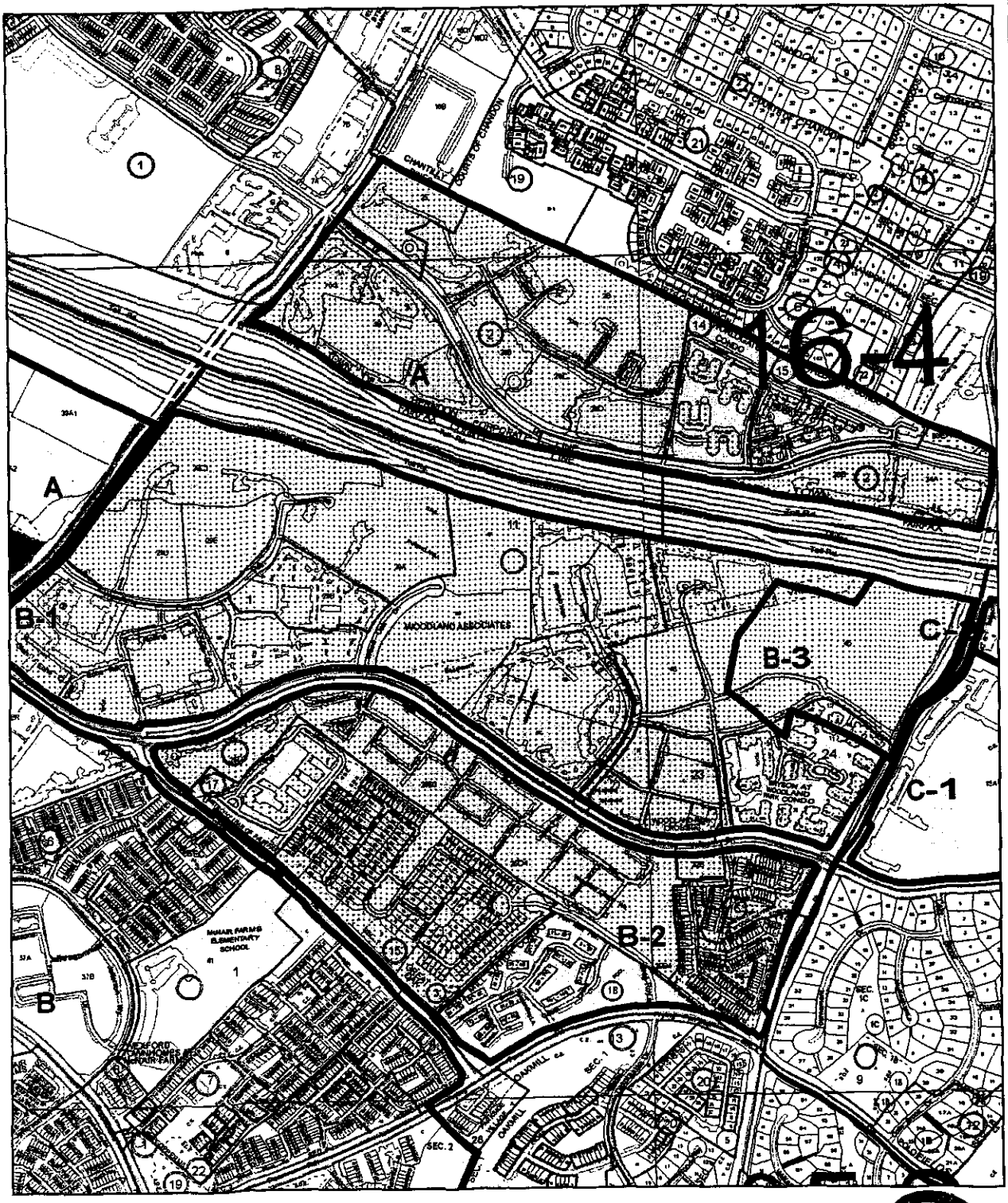
☑ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan. See Part 6 attachment

☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between May 1, 2008 and June 27, 2008 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

PC-2008-008



0 500 1,000 2,000 Feet

Part 4 attachment A: Current Comprehensive Plan Text

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition AREA III Upper Potomac Planning District, Amended through 9-10-2007 Reston-Herndon Suburban Center and Transit Station Areas, page 29:

"Land Unit A

This land unit is located within the Town of Herndon, north of the Dulles Airport Access Road with Centreville Road on the west and Monroe Street on the east and is planned for medium to high intensity office uses up to .70 FAR. Figure 9 illustrates the boundaries of Land Unit A. Fairfax County retains planning and zoning responsibilities for this land unit until 2005, at which time those responsibilities revert to the Town of Herndon. The Worldgate development and the Marriott Suites hotel are major developments in the land unit. Residential uses have been incorporated into the Worldgate development, in the land area north of Worldgate Drive.

For mixed-use projects, the residential component should be developed in a style that is compatible with existing and future office development. The residential component should be of sufficient size to create a viable residential community that is an integral part of the overall Worldgate development. Provision for active recreation should be part of any residential development. The residential area to the north of the development should be well-buffered from either office or residential development. Building heights should taper down toward the existing residential community.

A high quality living environment can be created through the provision of well-designed residential and mixed-use projects which provide active recreation, entertainment and other site amenities. Each residential development should include on-site affordable housing that is well integrated and dispersed throughout the development.

The portion of this land unit that is south of Worldgate Drive near Monroe Street is appropriate for either office or hotel. Appropriate buffering and screening to the Dulles Airport Access Road must be provided. When rail is extended through the Dulles Corridor, this site may be within walking distance of a rail station. High density office or hotel is the preferred use on this site because they will best support the development of rail.

Although Land Unit A is located within the Town of Herndon, Fairfax County currently retains planning and zoning responsibilities. Future development decisions for Land Unit A should be closely coordinated with the Town to ensure compatible planning and land use for the area.

Land Unit B

This land unit is located on the south side of the Dulles Airport Access Road, between Centreville Road on the west and Monroe Street on the east (see Figure 9). Fox Mill Road is the southern boundary of this land unit. The land unit contains several office buildings and the Greg-Roy residential subdivision. There is a substantial amount of vacant land remaining in this land unit (as of 1996).

A high quality living environment can be created through the provision of well-designed residential and mixed-use projects which provide active recreation, entertainment and other site amenities. Each residential development should include on-site affordable housing that is well integrated and dispersed throughout the development.

To achieve full capacity of the roadway network in the area, Centreville Road between Frying Pan Road and West Ox Road should be improved as soon as possible in order to maximize the benefits of the road improvements constructed to date. Development proposals in Land Unit B should dedicate needed right-of-way and/or construct or contribute toward the construction of these roadway segments on a pro rata basis unless these proposals are on properties that have previously built part of the existing roadway network.

Sub-unit B-1 (North of Sunrise Valley Drive)

The area which is located north of Sunrise Valley Drive is planned for commercial office, hotel or mixed-use development up to .70 FAR. Mixed-use projects should be at least one-third residential in composition. This area along the Dulles Airport Access Road has high visibility and is appropriate for high quality development including corporate headquarters, hotels and office buildings. Mixed-use developments should create a viable, quality living environment with active recreational facilities and other amenities for residents. Residential development should be sited away from the Access Road and towards Sunrise Valley Drive. Support retail and service uses may be appropriate in non-residential or mixed-use development if they are located within office, hotel or residential buildings.

Pedestrian connections throughout the area and to transit facilities should be provided. Clustering of buildings in a transit friendly design is encouraged, whereby development that is built prior to possible rail transit service can be clustered on a portion of the area so as not to preclude additional buildings and intensity in the future if rail service is extended to this area. The overall design should seek to concentrate open space, to the extent possible, into common areas such as urban parks and plazas to provide visual focus and pleasant outdoor spaces for employees.

The development of this sub-unit should incorporate recreational amenities for future employees (and residents if residential development is included) such as jogging paths, exercise stations and volley ball courts that are appropriate to the mix of employees/residents and their needs. The development of this area should incorporate a vehicular circulation system that is appropriate to the type and intensity of the ultimate uses and the pattern of subdivision.

The portion of the sub-unit that is adjacent to the Herndon-Monroe TSA is subject to the ***Pedestrian/bicycle access*** guidelines in the Suburban Center Areawide Recommendations shown at the beginning of the Suburban Center text.

Sub-unit B-2 (South of Sunrise Valley Drive)

The area located south of Sunrise Valley Drive contains The Woodland Park Apartments, The Avalon Fox Mill Apartments, and the Greg Roy subdivision. Woodland

Park Apartments are located north and west of the Greg-Roy subdivision. Tax Map parcels 16-3((1))25D1, 25D2, 16-4((1))32B, 16-4((16))1-44, 16-4((16))A, 16-4((17))B,C,D,F, 1 6-4((17)) 45-49, and 16-4((17))110-204 within Woodland Park, are planned for residential use at 8-12 dwelling units per acre (du/ac) with full consolidation. Development may include a mix of unit types that are compatible with surrounding development. Effective buffering and screening should be provided along the area abutting the Greg-Roy subdivision. Active recreation facilities with usable open space to serve the residents should be provided. As an option, this area may also be developed in multi-family, residential use such as garden apartments at 16-20 dwelling units per acre to provide a transition from the mixed use development along the Dulles Airport Access Road to the residential development to the south. A vegetated buffer that, at a minimum, meets Zoning Ordinance requirements should be provided along the area adjacent to the Greg Roy subdivision. Enhanced vegetation within this buffer is recommended.

Tax Map 16-3((1))24A, and 16-4((1))30 located to the east of the Greg Roy subdivision (Avalon Fox Mill), are planned for residential use at 8-12 dwelling units per acre. Effective buffering and screening should be provided along the area abutting the Greg Roy subdivision if the Greg-Roy subdivision does not redevelop. Active recreation facilities to serve the residents should be provided on-site.

The Greg-Roy subdivision and the adjacent residential parcel (Tax Map 16-3((1))14B) are planned for residential use at 1-2 dwelling units per acre. As an option, the Greg-Roy subdivision and the adjacent residential parcel are appropriate for residential use at 8-12 dwelling units per acre contingent upon complete parcel consolidation.

Mixed-use development up to .50 FAR is appropriate for Sub-unit B-2 upon the complete consolidation of parcels in this area, including the entire Greg Roy subdivision. For mixed-use projects, the residential component should be at least one-third of the total development. Residential development should provide for the active recreation needs of the community.

All development proposed for Sub-unit B-2 should provide high quality site and architectural design, an integrated pedestrian circulation system and active recreation facilities.

Sub-unit B-3 (part of Herndon-Monroe Transit Station Area)

Sub-unit B-3 is located in the southwest quadrant of the DAAR and Monroe Street. It is a part of the Woodland Park development, a large mixed-use development.

This land unit is planned for mixed-use, with any combination of office, hotel, residential and support retail uses up to .70 FAR.

For development in this sub-unit, including all baseline recommendations and options, pedestrian walkways should be provided to facilitate circulation throughout the land unit and should connect to walkways in adjacent land units and existing sidewalks or trails along major streets in or around the land unit. All proposed developments should be in conformance with the Urban Design Guidelines, located after the land unit recommendations.

Transit-oriented Residential Mixed-Use Option – At such time as a funding agreement for Bus Rapid Transit (BRT), as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.0 FAR may be considered for Sub-unit B-3 provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 35% but no more than 50% of the total gross floor area of the development. Office use may not exceed 50% of the total gross floor area and support retail, to be located in office, hotel or residential buildings may not exceed 15% of the total gross floor area. In addition, the following condition should be met:

- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate vehicular drives and/or streets.

Rail-oriented Residential Mixed-Use Option – At such time as a funding agreement for rail, as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.5 FAR may be considered for the 12 acres within Sub-unit B-3 located closest to the rail station, provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 40% but no more than 50% of the total gross floor area of the development. Some combination of office, hotel and support retail uses may comprise 50-60% of the total gross floor area of the development. In addition, the following conditions should be met:

- Grade-separated pedestrian access (bridge or tunnel) across Monroe Street should be provided to facilitate access to the rail station;
- Transportation Demand Management measures as discussed on page 6 should be utilized to the maximum extent possible;
- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets."

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition AREA III Upper Potomac Planning District, Amended through 9-10-2007 UP4-Greater Herndon Community Planning Sector, page 97:

"The Worldgate site within the Town of Herndon is planned and zoned by Fairfax County as part of an annexation agreement. This site is located in the Reston-Herndon Suburban Center and recommendations are contained in that section of this document (Land Unit A)."

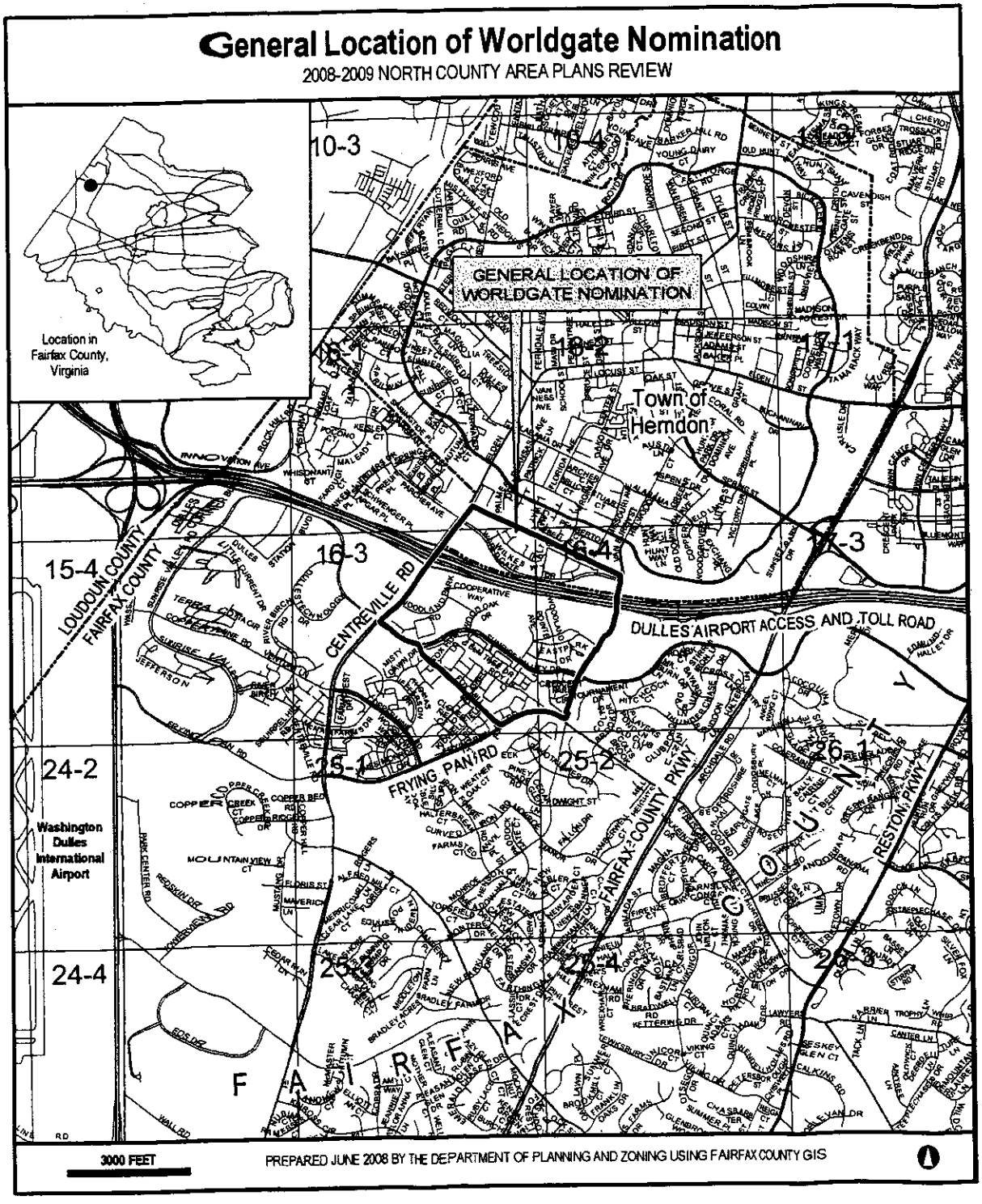
Part 4 attachment D: Proposed Comprehensive Plan Designation

The nomination proposes updates to the Comprehensive Plan land unit designation and text for Land Units A and B of the Reston-Herndon Suburban Center in the Upper Potomac Planning District. These proposed updates are grouped together as the Worldgate nomination:

- Current Land Unit A – acknowledge transfer of planning and zoning responsibilities to Town of Herndon
- Current sub-units B-1 and B-3 – become sub-units A-1 and A-2
- Current sub-unit B-2 – becomes Land Unit B
- Sub-unit boundaries between the proposed sub-units A-1 and A-2 would be adjusted as a result of development
- Update land use recommendations as a result of implementation of Plan recommendations

The proposed update involves removing the existing Land Unit A (Worldgate development) from the Plan text and maps and re-labeling the sub-units in Land Unit B to reconcile the removal of Land Unit A. This update will acknowledge the fact that the entire Land Unit A is now within the Town of Herndon and that planning and zoning responsibilities have been transferred to the Town of Herndon. In addition, the nomination involves updating the land use recommendations and sub-unit boundaries for the proposed new Land Unit A and B as a result of the implementation of Plan recommendations. Finally, the nomination proposes modifying the Greater Herndon Community Planning Sector's (UP4) Character description to reflect these changes.

Part 5 attachment: **Map of Subject Properties**



Part 6 attachment: **Justification**

The current Plan needs to be updated to remove the current Land Unit A (Worldgate development) from the Plan maps and Plan recommendations and to reorganize Land Unit B's land unit designations, boundary descriptions and Plan map boundaries to reconcile the removal of Land Unit A. The proposed change would acknowledge that planning and zoning responsibilities for Land Unit A reverted from Fairfax County to the Town of Herndon in 2005. In 1987 Fairfax County and the Town of Herndon reached an agreement for the Town to annex Land Unit A. Under the agreement, Fairfax County retained planning and zoning responsibilities for Land Unit A until 2005 at which time those responsibilities reverted to the Town of Herndon. The proposed revision designates the current sub-unit B-1 as the new sub-unit A-1 and designates the current sub-unit B-3 as the new sub-unit A-2. The current sub-unit B-2's designation becomes Land Unit B. The proposed new Land Unit A will give a brief description of the transfer of planning and zoning responsibilities as well as a brief general description of the Town of Herndon's current land use designation for the former Land Unit A.

In addition, the current Plan text for the proposed Land Units A and B should be updated to reflect the implementation of plan recommendations and options achieved through recent development. These updates will maintain the existing planned land uses as well as their associated intensities and densities.

The proposed unit and sub-unit boundaries will need to be reflected in the Plan maps. Also, the Plan boundaries between the current sub-units B-1 and B-3 should be updated to reflect new parcel boundaries resulting from the implementation of the Plan's baseline recommendation. This was achieved through parcel consolidation and subdivision under rezoning case number RZ 2000-HM-044.

In addition, the proposed revision makes minor modifications to the Greater Herndon Community Planning Sector's (UP4) Character description. This includes removing the description of the Worldgate site in acknowledgement of the County no longer having planning and zoning responsibilities.

Specific Policy Plan Objectives:

- The nomination follows the Policy Plan's directive to review the Comprehensive Plan every five years and revise as appropriate.[1]

- The nomination would better achieve the Policy Plan's first countywide land use objective of providing a clear future vision of the community. This includes structuring the land use plan to designate areas of the County planned for specific uses and guided by specialized planning and development policies.[2]

[1] http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/landuse.pdf (page 4)
[2] http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/landuse.pdf (pages 3-4)

County of Fairfax, Virginia

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

Department of Planning and Zoning
Planning Division, Suite 730
12055 Government Center Parkway
Fairfax, Virginia 22035-5505

June 19, 2008

WOODLAND/WESTFIELDS PARCELS I LP
1921 GALLOWS RD, VIENNA VA 22182

Dear WOODLAND/WESTFIELDS PARCELS I LP:

You are listed in the records of Fairfax County, Virginia as the owner(s) of the property described below. The purpose of this letter is to notify you that I, on behalf of Fairfax County's Department of Planning and Zoning, will soon be nominating your property, among many others, under the 2008 -2009 North County Area Plans Review Process, to the Fairfax County Planning Commission for a possible amendment. This amendment proposes updates to the Comprehensive Plan land unit designation and text for Land Units A and B of the Reston-Herndon Suburban Center in the Upper Potomac Planning District.

Property Address: Not Available
Tax Map Number: 0163 01 0029D
Supervisor District: Hunter Mill

The current land unit designation and text for Land Units A and B needs to be updated to remove Land Unit A (Worldgate development) from the Plan graphics and text. Land Unit B's designation and text would then be re-labeled to reconcile the removal of Land Unit A. This proposed update is needed to acknowledge that planning and zoning responsibilities for Land Unit A reverted from Fairfax County to the Town of Herndon in 2005 as part of an annexation agreement reached in 1987. In addition, Land Unit B's text would be updated to acknowledge the implementation of Plan recommendations.

For those nominated parcels within Fairfax County, this nomination will maintain the existing planned land uses as well as the existing planned character of development.

Any comments or questions you have about this specific nomination should be directed to me at: Planning Division 12055 Government Center Parkway, Suite 730, Fairfax, Virginia 22035 or by phone at 703-324-1351. If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 330, Fairfax, VA 22035. Information regarding the Area Plans Review process may be viewed at the APR Web site at www.fairfaxcounty.gov/dpz/apr.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/

DEPARTMENT OF PLANNING & ZONING

Property Information Table

Tax Map Number	Street Address of Parcel If Available	Name of Property Owner	Mailing Address of Owner	Parcel Size In Acres
0163 01 0029D	Not Available	WOODLAND/WESTFIELDS PARCELS I LP	1921 GALLOWS RD, VIENNA VA 22182	6.61
0163 11 0006B	2291 WOOD OAK DR HERNDON	WOODLAND/WESTFIELDS PARCELS I LP	1921 GALLOWS RD, VIENNA VA 22182	9.99
0163 11 0007	Not Available	WOODLAND/WESTFIELDS PARCELS I LP	1921 GALLOWS RD, VIENNA VA 22182	0.03
0164 01 0043	Not Available	WOODLAND/WESTFIELDS PARCELS I LP	1921 GALLOWS RD, VIENNA VA 22182	4.01
0164 01 0045	2200 MONROE ST HERNDON	WOODLAND/WESTFIELDS PARCELS I LP	1921 GALLOWS RD, VIENNA VA 22182	21.02
0161 02 0025	13150 Worldgate Drive Herndon	Federal National Mortgage Association	11600 American Dream Way, Reston VA 20190	4.97
0163 02 0002A	13100 Worldgate Drive Herndon	Federal National Mortgage Association	11600 American Dream Way, Reston VA 20190	5.45
0163 15 0178	13180 FOX HUNT LN HERNDON	BHOOSHAN BHARAT BHOOSHAN VIMLA	9739 AVENEL FARM DR POTOMAC MD 20854	0.04
0164 17 0164	13013 PARK CRESCENT CIR HERNDON	BHOOSHAN VIMLA BHOOSHAN BHARAT	9739 AVENEL FARM DR POTOMAC MD 20854	0.03
0163 15 A	Not Available	GREAT OAK HOMEOWNERS ASSOCIATION INC	46950 COMMUNITY PZ STERLING VA 20164	4.27
0163 15 A1	Not Available	GREAT OAK HOMEOWNERS ASSOCIATION INC	46950 COMMUNITY PZ STERLING VA 20164	0.30
0163 15 B	Not Available	GREAT OAK HOMEOWNERS ASSOCIATION INC	46950 COMMUNITY PZ STERLING VA 20164	3.18
0163 15 C	Not Available	GREAT OAK HOMEOWNERS ASSOCIATION INC	46950 COMMUNITY PZ STERLING VA 20164	3.86
0163 15 D	Not Available	GREAT OAK HOMEOWNERS ASSOCIATION INC	46950 COMMUNITY PZ STERLING VA 20164	0.05
0163 15 E	Not Available	GREAT OAK HOMEOWNERS ASSOCIATION INC	46950 COMMUNITY PZ STERLING VA 20164	0.06
0163 15 F	Not Available	GREAT OAK HOMEOWNERS ASSOCIATION INC	46950 COMMUNITY PZ STERLING VA 20164	0.23
0163 15 G	Not Available	GREAT OAK HOMEOWNERS ASSOCIATION INC	46950 COMMUNITY PZ STERLING VA 20164	0.43
0163 15 H	Not Available	GREAT OAK HOMEOWNERS ASSOCIATION INC	46950 COMMUNITY PZ STERLING VA 20164	0.05
0163 15 I	Not Available	GREAT OAK HOMEOWNERS ASSOCIATION INC	46950 COMMUNITY PZ STERLING VA 20164	0.17
0164 02 0023A	2140 MONROE ST HERNDON	INLAND AMERICAN HERNDON WORLDGATE LLC	2901 BUTTERFIELD RD, OAK BROOK IL 60523	0.14
0164 02 0024A	12801 WORLDGATE DR HERNDON	INLAND AMERICAN HERNDON WORLDGATE LLC	2901 BUTTERFIELD RD, OAK BROOK IL 60523	3.67
0164 02 0028B	12851 WORLDGATE DR HERNDON	INLAND AMERICAN HERNDON WORLDGATE LLC	2901 BUTTERFIELD RD, OAK BROOK IL 60523	4.51
0164 02 0028B1	NA	INLAND AMERICAN HERNDON WORLDGATE LLC	2901 BUTTERFIELD RD, OAK BROOK IL 60523	0.48
0163 15 0020	2405 CYPRESS GREEN LN HERNDON	TSENG BING S TR	10017 PARK ROYAL DR GREAT FALLS VA 22066	0.06

Corrections for 0164010044 & 0163150119 received 8/12
(Zahn Renovation / Union Investments AG)

0163 15 0042	2382 GREEN GRASS CT HERNDON	TSENG BING S TR	10017 PARK ROYAL DR GREAT FALLS VA 22066	0.05
0163 15 0007	2431 CYPRESS GREEN LN HERNDON	TSENG SUMEI C TR	10017 PARK ROYAL DR GREAT FALLS VA 22066	0.07
0163 15 0016	2413 CYPRESS GREEN LN HERNDON	TSENG SUMEI C TR	10017 PARK ROYAL DR GREAT FALLS VA 22066	0.06
0163 15 0021	2403 CYPRESS GREEN LN HERNDON	TSENG SUMEI C TR	10017 PARK ROYAL DR GREAT FALLS VA 22066	0.06
0163 01 0025D1	2333 CYPRESS COVE CIR HERNDON	VAN METRE WOODLAND PARK APARTMENTS I LP	5252 LYNGATE CT BURKE VA 22015	16.89
0164 01 0032B	2350 WOODLAND POND LN HERNDON	VAN METRE WOODLAND PARK APARTMENTS I LP	5252 LYNGATE CT BURKE VA 22015	0.95
0164 17 B	Not Available	WOODLAND PARK HOMEOWNERS ASSOCIATION	8283 GREENSBORO DR MCLEAN VA 22102	0.87
0164 17 C	Not Available	WOODLAND PARK HOMEOWNERS ASSOCIATION	8283 GREENSBORO DR MCLEAN VA 22102	0.40
0164 17 D	Not Available	WOODLAND PARK HOMEOWNERS ASSOCIATION	8283 GREENSBORO DR MCLEAN VA 22102	0.69
0163 11 0006C1	Not Available	WOODLAND PARK PROPERTY OWNERS ASSOCIATION	701 13TH ST NW, WASHINGTON DC 20005	0.48
0163 11 0006E1	Not Available	WOODLAND PARK PROPERTY OWNERS ASSOCIATION	701 13TH ST NW, WASHINGTON DC 20005	0.43
0164 01 0046	2295 WOODLAND POINTE AVE HERNDON	WOODLAND PARK PROPERTY OWNERS ASSOCIATION	701 13TH ST NW, WASHINGTON DC 20005	7.28
0163 11 0006D3	Not Available	WOODLAND PARK PROPERTY OWNERS ASSOCIATION	701 13TH ST NW, NEW YORK NY 10022	0.04
0163 11 0006D4	Not Available	WOODLAND PARK PROPERTY OWNERS ASSOCIATION	701 13TH ST NW, NEW YORK NY 10022	0.02
0164 01 0042A	Not Available	WOODLAND PARK PROPERTY OWNERS ASSOCIATION	701 13TH ST NW, NEW YORK NY 10022	1.02
0164 17 0123	13117 PARK CRESCENT CIR HERNDON	ABDULLAH AYYUB ABDULLAH HAFSAH F	13117 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0013	2419 CYPRESS GREEN LN HERNDON	ACKBARI UTE TR	19226 MILL SITE PL LEESBURG VA 20176	0.06
0163 11 0006D1	2250 CORPORATE PARK DR HERNDON	ACP/2250 CORPORATE PARK OWNER LLC	2 SEAPORT LA, BOSTON MA 02210	5.24
0163 11 0006E	2300 CORPORATE PARK DR HERNDON	ACP/2300 CORPORATE PARK OWNER LLC	2 SEAPORT LA, BOSTON MA 02210	5.65
0163 11 0006C	2350 CORPORATE PARK DR HERNDON	ACP/2350 CORPORATE PARK OWNER LLC	2 SEAPORT LA, BOSTON MA 02210	6.69
0164 24 ALL	NA	ADAM EBAYLY, MANAGER	12900 CENTRE PARK CI, HERNDON VA 20171	13
0164 17 0185	12994 PARK CRESCENT CIR HERNDON	ADAMS CHARLES DERECK	12994 PARK CRESCENT CIR HERNDON VA 20171	0.06

0164 16 0009	12953 WOOD CRESCENT CIR HERNDON	ADAMS JOHN A JUDEX-ADAMS BARBARA	12953 WOOD CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0185	13166 FOX HUNT LN HERNDON	ADIKESAVAN SATHISH VARADARAJAN SUBASHINI	13166 FOX HUNT LN HERNDON VA 20171	0.04
0164 17 0144	13080 PARK CRESCENT CIR HERNDON	AFSHAR BAHRAM AFSHAR SOPHIE	13080 PARK CRESCENT CIR HERNDON VA 20171	0.06
0164 17 0191	12978 PARK CRESCENT CIR HERNDON	AGEE MARY E AGEE DAVID M	PO BOX 6951 WOODBRIDGE VA 22195	0.06
0163 15 0009	2427 CYPRESS GREEN LN HERNDON	AGGARWAL RISHI	2427 CYPRESS GREEN LN HERNDON VA 20171	0.06
0164 16 0022	12974 WOOD CRESCENT CIR HERNDON	AHMADPOUR REZA	12421 WILLOW FALLS DR HERNDON VA 20170	0.06
0164 17 0046	12953 PARK CRESCENT CIR HERNDON	AKHIDIME CHRISTOPHER I	12953 PARK CRESCENT CIR HERNDON VA 20171	0.03
0164 16 0010	12955 WOOD CRESCENT CIR HERNDON	ALAPATI PRASAD YARLAGADDA SANTI	12955 WOOD CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0122	13125 DEER WOOD WAY OAK HILL	ALDANA DANIEL E	13125 DEERWOOD WAY OAK HILL VA 20171	0.08
0164 17 0192	12976 PARK CRESCENT CIR HERNDON	ALLURI KRISHNA M	12976 PARK CRESCENT CIR HERNDON VA 20171	0.04
0164 17 0119	13109 PARK CRESCENT CIR HERNDON	ALY EKRAM	13109 PARK CRESCENT CIR HERNDON VA 20171	0.04
0164 17 0199	12960 PARK CRESCENT CIR HERNDON	AMBROSIO MARY B	12960 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0119	2509 DEER WOOD CT HERNDON	AMIRFAZLI SEDIGHEH	2509 DEERWOOD CT OAKHILL VA 20171	0.09
0163 15 0005	2435 CYPRESS GREEN LN HERNDON	ANATHULA SRILATHA	2435 CYPRESS GREEN LN HERNDON VA 20171	0.06
0164 17 0160	13023 PARK CRESCENT CIR HERNDON	ANDERSON BRIAN M	13023 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0164	13203 WINDY OAK WAY OAK HILL	ANDRADE RAKESH	13203 WINDY OAK WAY OAK HILL VA 20171	0.04
0164 16 0007	12949 WOOD CRESCENT CIR HERNDON	APARICIO OLGA L	12949 WOOD CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0182	13172 FOX HUNT LN HERNDON	ARGY PAUL J	8405 GREENSBORO DR MCLEAN VA 22102	0.06
0163 18 ALL	NA	ARMSTRONG MANAGEMENT SERVICES, c/o KEITH JOHNSON, RESIDENT MANAGER	13001 CABIN CREEK RD HERNDON VA 20171	11.35
0163 11 0002	13341 WOODLAND PARK RD HERNDON	ASHFORD DULLES LP	PO BOX 11338, MCLEAN VA 22102	3.22
0164 17 0167	13036 PARK CRESCENT CIR HERNDON	AWAN MANSOOR N	13036 PARK CRESCENT CIR HERNDON VA 20171	0.06
0163 15 0140	2361 STONE FENCE LN OAK HILL	BAJWA PARGAT S	2361 STONE FENCE LN OAK HILL VA 20171	0.05
0164 17 0151	13055 PARK CRESCENT CIR HERNDON	BALAM GANESH	13055 PARK CRESCENT CIR HERNDON VA 20171	0.03
0163 15 0040	13054 GREG ROY LN HERNDON	BALIGAR SANTOSH	13054 GREG ROY LN OAK HILL VA 20171	0.07

0164 17 0197	12966 PARK CRESCENT CIR HERNDON	BEER RICHARD C BEER ANN D	12966 PARK CRESCENT CIR HERNDON VA 20171	0.06
0164 17 0147	13063 PARK CRESCENT CIR HERNDON	BEZDEK CHERRY	13063 PARK CRESCENT CIR HERNDON VA 20171	0.03
0163 11 0005A	13241 WOODLAND PARK RD HERNDON	BFG IMMOBILIEN INVESTMENT GESELLSCHAFT MBH LTD	8484 WESTPARK DR, MCLEAN VA 22102	5.58
0163 15 0096	2386 STONE FENCE LN HERNDON	BHANSALI DHARMENDRA	2386 STONE FENCE LN HERNDON VA 20171	0.08
0163 15 0171	13126 DEER WOOD WAY HERNDON	BINNS EARNESTINE M	13126 DEER WOOD WAY HERNDON VA 20171	0.06
0163 15 0035	13044 GREG ROY LN HERNDON	BLANCHARD CHARLES E JR	13044 GREG ROY LN HERNDON VA 20171	0.05
0163 03 A1	Not Available	BOARD OF SUPERVISORS FAIRFAX COUNTY	12000 GOVERNMENT CENTER PW FAIRFAX VA 22035	0.27
0164 17 0182	13004 PARK CRESCENT CIR HERNDON	BOCCIA SCOTT ALLEN	13004 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 11 0006F	Not Available	BOI-HERNDON TRUST	2711 N HASKELL AV, DALLAS TX 75204	6.15
0164 17 0190	12984 PARK CRESCENT CIR HERNDON	BOYD RONALD T	12984 PARK CRESCENT CIR HERNDON VA 20171	0.06
0164 16 0016	12913 WOOD CRESCENT CIR HERNDON	BOYER BENITA L	12913 WOOD CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0038	13050 GREG ROY LN HERNDON	BRADLEY RICHARD G	13050 GREG ROY LN HERNDON VA 20171	0.05
0163 01 0029A	2121 COOPERATIVE WAY HERNDON	BRANDYWINE 2201 CO-WAY LLC	2711 N HASKELL AV, DALLAS TX 75204	12.00
0163 11 0006D2	2251 CORPORATE PARK DR HERNDON	BRANDYWINE PLAZA RIDGE I LLC	2711 N HASKELL AV, DALLAS TX 75204	5.52
0163 15 0061	2462 CYPRESS GREEN LN HERNDON	BRIDEWESER JOHN F	2462 CYPRESS GREEN LN HERNDON VA 20171	0.12
0164 16 0035	2370 WOODLAND POND LN HERNDON	BRISK DIANE L	2370 WOODLAND POND LN HERNDON VA 20171	0.03
0164 17 0126	13127 PARK CRESCENT CIR HERNDON	BROWN LESLIE A	13127 PARK CRESCENT CIR HERNDON VA 20171	0.03
0164 16 0029	12906 WOOD CRESCENT CIR HERNDON	BUCHANAN PATRICK H BUCHANAN ALICE G	12906 WOOD CRESCENT CIR HERNDON VA 20171	0.06
0163 15 0097	2384 STONE FENCE LN OAK HILL	BUCKLEY ROBERT K	2384 STONE FENCE LN OAK HILL VA 20171	0.08
0164 17 0204	12950 PARK CRESCENT CIR HERNDON	CALCUTTAWALA YUSUF CALCUTTAWALA FATEMA	11654 PLAZA AMERICA DR RESTON VA 20190	0.06
0164 17 0145	13067 PARK CRESCENT CIR HERNDON	CAMPBELL FRED	13067 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0023	13020 GREG ROY LN HERNDON	CANNELL PETER M CANNELL KRISTY K	402 SAM SNEAD DR MEBANE NC 27302	0.07
0163 15 0120	2508 DEER WOOD CT HERNDON	CANUTE CRAIG A CANUTE PATRICIA G	2508 DEER WOOD CT OAKHILL VA 20171 5366	0.09
0164 17 0193	12974 PARK CRESCENT CIR HERNDON	CARROLL DAVID L	12974 PARK CRESCENT CIR HERNDON VA 20171	0.04

0164 16 0004	12941 WOOD CRESCENT CIR HERNDON	CHANDRABHATLA RAVI S GADEPALLY HYMAVATHI	12941 WOOD CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0104	2370 STONE FENCE LN HERNDON	CHANG MENG L	5204 RIDGEFIELD RD BETHESDA MD 20816	0.09
0163 15 0067	2471 CYPRESS GREEN LN HERNDON	CHANG ZHULIN	2471 CYPRESS GREEN LN HERNDON VA 20171	0.10
0163 15 0078	13081 GREG ROY LN HERNDON	CHAU WAI	3857 HIGHLAND OAKS DR FAIRFAX VA 22033	0.12
0163 15 0079	13079 GREG ROY LN HERNDON	CHAU WAI	15111 HUNTER MOUNTAIN LA SILVER SPRING MD 20906	0.18
0163 15 0117	2505 DEER WOOD CT HERNDON	CHAW GEORGE	2505 DEER WOOD CT HERNDON VA 20171	0.08
0163 15 0103	2372 STONE FENCE LN OAK HILL	CHAY NIKKI	2372 STONE FENCE LN OAK HILL VA 20171	0.08
0163 15 0174	13190 FOX HUNT LN HERNDON	CHEELLA SRINIKESH R	13190 FOX HUNT LN HERNDON VA 20171	0.04
0163 15 0153	2346 STONE FENCE LN OAK HILL	CHEN NIU-NIU	2346 STONE FENCE LN OAK HILL VA 20171	0.06
0163 15 0176	13184 FOX HUNT LN HERNDON	CHENG EDDIE ET AL	13184 FOX HUNT LN HERNDON VA 20171	0.07
0163 15 0102	2374 STONE FENCE LN HERNDON	CHEPURI LAXMINARASIHMA R	2374 STONE FENCE LN HERNDON VA 20171	0.08
0163 15 0181	13174 FOX HUNT LN HERNDON	CHEUNG BRIAN	13174 FOX HUNT LN HERNDON VA 20171	0.07
0163 15 0025	13024 GREG ROY LN HERNDON	CHEUNG MING-HANG HENRI TR	12790 THACKER HILL CT HERNDON VA 20171	0.05
0163 15 0081	13075 GREG ROY LN HERNDON	CHIN TOMMY P CHIN MONITA Y	13075 GREG ROY LN HERNDON VA 20171	0.10
0164 17 0121	13113 PARK CRESCENT CIR HERNDON	CHIU CHI H	13113 PARK CRESCENT CIR HERNDON VA 20171	0.03
0163 15 0065	2470 CYPRESS GREEN LN HERNDON	CHOE YONG S CHOE JUNG O J	9340 TOVITO DR FAIRFAX VA 22031	0.10
0164 17 0172	13026 PARK CRESCENT CIR HERNDON	CHOKKAVARAPU NAGARAJA	13026 PARK CRESCENT CIR HERNDON VA 20171	0.04
0164 17 0154	13035 PARK CRESCENT CIR HERNDON	CLARK KELLY R	13035 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0133	2434 BIRCH COVE RD HERNDON	CLEE RICHARD J	2434 BIRCH COVE RD HERNDON VA 20171	0.08
0163 02 0002D	12975 WORLDGATE DR HERNDON	CLF HERNDON LLC	1065 AVENUE OF THE AMERICAS, NEW YORK NY 10018 1878	5.04
0163 01 0029C1	13200 WOODLAND PARK RD HERNDON	COPT WATERVIEW I LLC	6711 COLUMBIA GATEWAY DR, COLUMBIA MD 21046	11.41
0163 01 0029E	Not Available	COPT WATERVIEW III LLC	6711 COLUMBIA GATEWAY DR, COLUMBIA MD 21046	5.31
0164 17 0161	13019 PARK CRESCENT CIR HERNDON	CORNELY MARIS A	13019 PARK CRESCENT CIR HERNDON VA 20171	0.04
0164 17 0048	12957 PARK CRESCENT CIR HERNDON	CORONADO HECTOR L JOHNSON LESLIE G	12957 PARK CRESCENT CIR HERNDON VA 20171	0.03
0163 15 0172	13194 FOX HUNT LN HERNDON	COSTA FREDERICK R COSTA AMARANTA M	13194 FOX HUNT LN HERNDON VA 20171	0.06
0164 17 0131	13112 PARK CRESCENT CIR HERNDON	COURAGE ELIZABETH M	13112 PARK CRESCENT CIR HERNDON VA	0.06

			20171	
0164 17 0146	13065 PARK CRESCENT CIR HERNDON	DADLANI SUNIL	13065 PARK CRESCENT CIR HERNDON VA 20171	0.03
0164 17 0198	12962 PARK CRESCENT CIR HERNDON	DAILLY ETIENNE J DAILLY BETTY W S	12962 PARK CRESCENT CIR HERNDON VA 20171	0.06
0164 17 0179	13010 PARK CRESCENT CIR HERNDON	DANDREA EMILY M	13010 PARK CRESCENT CIR HERNDON VA 20171	0.04
0164 16 0032	12900 WOOD CRESCENT CIR HERNDON	DEANGELIS FRANCO	12900 WOOD CRESCENT CIR HERNDON VA 20171	0.06
0163 15 0162	13207 WINDY OAK WAY HERNDON	DEMATTEI LEA C	13207 WINDY OAK WAY HERNDON VA 20171	0.04
0163 15 0062	2464 CYPRESS GREEN LN HERNDON	DEWITT BRENDON L DEWITT LISA A	2464 CYPRESS GREEN LN HERNDON VA 20171	0.10
0164 17 0189	12986 PARK CRESCENT CIR HERNDON	DHAR DEBASHISH	12986 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0027	13028 GREG ROY LN HERNDON	DOEPKE DENISE H	13028 GREG ROY LN HERNDON VA 20171 3003	0.05
0164 16 0024	12920 WOOD CRESCENT CIR HERNDON	DOGUPARTHI MALLIKARJAN	12920 WOOD CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0186	13164 FOX HUNT LN HERNDON	DOMMATA VENKATA K SARSAN KRISHNA V	13164 FOX HUNT LN HERNDON VA 20171	0.04
0163 15 0098	2382 STONE FENCE LN HERNDON	DSA PAMELA K	2382 STONE FENCE LN HERNDON VA 20171	0.08
0164 17 0114	13097 PARK CRESCENT CIR HERNDON	DUGAR RAJESH MAHNOT MANISHA	13097 PARK CRESCENT CIR HERNDON VA 20171	0.03
0164 17 0120	13111 PARK CRESCENT CIR HERNDON	DUNHAM LAURA M	13111 PARK CRESCENT CIR HERNDON VA 20171	0.03
0164 17 0184	13000 PARK CRESCENT CIR HERNDON	DYSON DANIEL F DYSON LISA L	13000 PARK CRESCENT CIR HERNDON VA 20171	0.06
0164 17 0156	13031 PARK CRESCENT CIR HERNDON	EDWARDS JOHN M EDWARDS DEBORAH K	13031 PARK CRESCENT CIR HERNDON VA 20171	0.03
0163 15 0095	2388 STONE FENCE LN HERNDON	ENGLE JOSEPH	377 CAMERON STATION BV STERLING VA 20164	0.09
0163 15 0008	2429 CYPRESS GREEN LN HERNDON	FALCONER JOHN H TR	2429 CYPRESS GREEN LN HERNDON VA 20171	0.06
0163 02 0002B	2100 RAVEN TOWER CT HERNDON	FIRST HERNDON ASSOCIATES L P	9200 E PANORAMA CI, ENGLEWOOD CO 80112	14.77
0163 15 0147	2347 STONE FENCE LN OAK HILL	FLAHERTY THOMAS F JR	2347 STONE FENCE LN OAK HILL VA 20171	0.07
0163 15 0055	2440 CYPRESS GREEN LN OAK HILL	FLESCHUTE FARIMAH	2440 CYPRESS GREEN LN OAK HILL VA 20171	0.11
0164 17 0171	13028 PARK CRESCENT CIR HERNDON	FRAWLEY MICHAEL E	13028 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0143	2355 STONE FENCE LN OAK HILL	FRITZ PAUL E	2355 STONE FENCE LN OAK HILL VA 20171	0.05
0163 15 0156	13204 WINDY OAK WAY HERNDON	FULARON DANILO F	PO BOX 17871 ARLINGTON VA 22216	0.04

0163 15 0148	2345 STONE FENCE LN HERNDON	GACHERU DAVID K	2345 STONE FENCE LN HERNDON VA 20171	0.06
0163 15 0121	2506 DEER WOOD CT HERNDON	GADSON THOMAS	2506 DEER WOOD CT HERNDON VA 20171	0.08
0163 15 0046	2390 GREEN GRASS CT HERNDON	GANJI MURALIDHAR	2390 GREEN GRASS CT HERNDON VA 20171	0.05
0163 15 0022	2401 CYPRESS GREEN LN HERNDON	GASKEY BRUCE	2401 CYPRESS GREEN LN HERNDON VA 20171	0.07
0164 17 0142	13084 PARK CRESCENT CIR HERNDON	GERVAIS- FOREMAN MONICA	13084 PARK CRESCENT CIR HERNDON VA 20171	0.04
0164 16 0003	12939 WOOD CRESCENT CIR HERNDON	GINGERICH GREGORY L	12939 WOOD CRESCENT CIR HERNDON VA 20171	0.04
0164 17 0203	12952 PARK CRESCENT CIR HERNDON	GLADWIN JORDAN R GLADWIN CHARLOTTE P	12952 PARK CRESCENT CIR HERNDON VA 20171	0.04
0164 17 0183	13002 PARK CRESCENT CIR HERNDON	GLEASON SHARON	13002 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0028	13030 GREG ROY LN HERNDON	GLOUKOFF SERGE T AND GLOUKOFF CARMEN C	13030 GREG ROY LN HERNDON VA 20171	0.07
0163 15 0160	13211 WINDY OAK WAY OAK HILL	GOKHALE ASHUTOSH	13211 WINDY OAK WAY OAK HILL VA 20171	0.06
0163 15 0087	13061 GREG ROY LN HERNDON	GOLA ANIL TR	13061 GREG ROY LN HERNDON VA 20171	0.10
0163 15 0030	13034 GREG ROY LN HERNDON	GOMES MARGARET F	13034 GREG ROY LN HERNDON VA 20171	0.05
0164 17 0124	13123 PARK CRESCENT CIR HERNDON	GOMEZ FRANCISCO A	13123 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0179	13178 FOX HUNT LN HERNDON	GORTHY SHEKHAR VS	13178 FOX HUNT LN HERNDON VA 20171	0.04
0163 15 0082	13071 GREG ROY LN HERNDON	GRAHAM ALEX L JR	13071 GREG ROY LN HERNDON VA 20171	0.10
0163 17 ALL	NA	GREAT OAK APARTMENTS LLC	1751 PINNACLE DR MCLEAN VA 22102	8.27
0163 15 0134	2432 BIRCH COVE RD HERNDON	GRENFELL RICHARD E	2432 BIRCH COVE RD HERNDON VA 20171	0.08
0163 15 0112	2445 BIRCH COVE RD HERNDON	GROVER ARVINDER	2445 BIRCH COVE RD HERNDON VA 20171	0.08
0164 17 0133	13108 PARK CRESCENT CIR HERNDON	GUDURU SRINIVAS KASARANENI SANDHYA	13108 PARK CRESCENT CIR HERNDON VA 20171	0.04
0164 17 0138	13094 PARK CRESCENT CIR HERNDON	GUIDA DAVID C	13094 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0094	2390 STONE FENCE LN OAK HILL	GUNDLAPALLI TANUJKUMAR V	2930 STONE FENCE LN OAK HILL VA 20171	0.10
0163 15 0115	2501 DEER WOOD CT HERNDON	GUPTA NAVEEN AGGARWAL SHALU	2501 DEER WOOD CT HERNDON VA 20171	0.10
0164 16 0017	12911 WOOD CRESCENT CIR HERNDON	GUPTA RITTICK GUPTA GARGI	12911 WOOD CRESCENT CIR HERNDON VA 20171	0.04
0164 16 0038	2376 WOODLAND POND LN HERNDON	GURUJU SUBOSU C GURUJU CHANDRA K	2376 WOODLAND POND LN HERNDON VA 20171	0.04
0164 17 0168	13034 PARK CRESCENT CIR HERNDON	GUTTIKONDA SRINIVASA R	13034 PARK CRESCENT CIR HERNDON VA 20171	0.04
0164 16 0044	2392 WOODLAND POND LN HERNDON	HALL ROGER W II HALL SUZANNE I W	2392 WOODLAND POND LN HERNDON VA 20171	0.04

0164 17 0137	13096 PARK CRESCENT CIR HERNDON	HARDENBERGH CYNTHIA L	13096 PARK CRESCENT CIR HERNDON VA 20171	0.04
0164 17 0136	13098 PARK CRESCENT CIR HERNDON	HARGER KATHLEEN L	13098 PARK CRESCENT CIR HERNDON VA 20171	0.04
0164 17 0163	13015 PARK CRESCENT CIR HERNDON	HARRIS ROBERT B CROSS MELANIE A	13015 PARK CRESCENT CIR HERNDON VA 20171	0.03
0163 15 0066	2472 CYPRESS GREEN LN HERNDON	HARVEY KAREN S	2472 CYPRESS GREEN LN HERNDON VA 20171	0.10
0163 15 0043	2384 GREEN GRASS CT HERNDON	HAZRATI BATOOL P	2384 GREEN GRASS CT HERNDON VA 20171	0.05
0163 15 0059	2458 CYPRESS GREEN LN HERNDON	HENRIQUEZ HUMBERTO AND HENRIQUEZ CYNTHIA	2458 CYPRESS GREEN LN HERNDON VA 20171	0.14
0164 17 0125	13125 PARK CRESCENT CIR HERNDON	HERNANDEZ LEONORA	13125 PARK CRESCENT CIR HERNDON VA 20171	0.03
0163 02 0001A	13101 Worldgate Drive Herndon	HMH Properties Inc.	PO Box 579, Louisville TN 37777	4.99
0163 15 0132	2436 BIRCH COVE RD HERNDON	HOLAYEL JACQUELINE C	2436 BIRCH COVE RD HERNDON VA 20171	0.10
0164 16 0012	12959 WOOD CRESCENT CIR HERNDON	HUANG HSIAO-LING	12959 WOOD CRESCENT CIR HERNDON VA 20171	0.06
0163 15 0045	2388 GREEN GRASS CT HERNDON	HUARD JEAN F AND BELLEVILLE NATHALIE	2388 GREEN GRASS CT HERNDON VA 20171	0.07
0164 17 0202	12954 PARK CRESCENT CIR HERNDON	HUBBELL PAUL C	2307 CONCERT CT VIENNA VA 22181	0.04
0164 16 0006	12947 WOOD CRESCENT CIR HERNDON	IRRINKI SATISH G	12947 WOOD CRESCENT CIR HERNDON VA 20171	0.06
0163 15 0127	2500 DEER WOOD CT OAK HILL	IVEY MICHAEL D	2500 DEER WOOD CT OAK HILL VA 20171	0.09
0164 17 0150	13057 PARK CRESCENT CIR HERNDON	JAGADESAN VISHWANATHAN	13057 PARK CRESCENT CIR HERNDON VA 20171	0.03
0163 15 0157	13206 WINDY OAK WAY HERNDON	JAIN KAVITA	13206 WINDY OAK WAY HERNDON VA 20171	0.04
0163 15 0159	13210 WINDY OAK WAY OAK HILL	JAIRATH VIKRAM M	13210 WINDY OAK WAY OAK HILL VA 20171	0.06
0164 17 0170	13030 PARK CRESCENT CIR HERNDON	JANOWICH MICHAEL J III JOHNSON TIFFINI	13030 PARK CRESCENT CIR HERNDON VA 20171	0.04
0164 16 0014	12917 WOOD CRESCENT CIR HERNDON	JONES KATRINA A	12917 WOOD CRESCENT CIR HERNDON VA 20171	0.04
0164 16 0021	12972 WOOD CRESCENT CIR HERNDON	KALIDINDI RAVIKUMAR RAJU	12972 WOOD CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0074	2457 CYPRESS GREEN LN HERNDON	KANCHARLA SRIDEVI	2457 CYPRESS GREEN LN HERNDON VA 20171	0.10
0164 17 0135	13100 PARK CRESCENT CIR HERNDON	KASEM EMIRA	13100 PARK CRESCENT CIR HERNDON VA 20171	0.06
0163 15 0163	13205 WINDY OAK WAY HERNDON	KATIYAR NEELESH	13205 WINDY OAK WAY HERNDON VA 20171	0.04
0164 17 0116	13101 PARK CRESCENT CIR HERNDON	KELLY JOHN J	13101 PARK CRESCENT CIR HERNDON VA 20171	0.03

0164 16 0028	12912 WOOD CRESCENT CIR HERNDON	KENNEMUR LISA K	12912 WOOD CRESCENT CIR HERNDON VA 20171	0.06
0163 15 0152	2344 STONE FENCE LN HERNDON	KHALID SYED R	2344 STONE FENCE LN STERLING VA 20164	0.04
0163 15 0092	2394 STONE FENCE LN HERNDON	KHAN MOHAMMAD S	2394 STONE FENCE LN HERNDON VA 20171	0.09
0163 15 0165	13201 WINDY OAK WAY HERNDON	KIM CHANGSOO	2165 ASTORIA CI HERNDON VA 20170	0.06
0163 15 0109	2439 BIRCH COVE RD HERNDON	KIM LYDIA	2439 BIRCH COVE RD HERNDON VA 20171	0.08
0163 15 0183	13170 FOX HUNT LN HERNDON	KOCHHAR AJAY	13170 FOX HUNT LN HERNDON VA 20171	0.04
0163 15 0031	13036 GREG ROY LN HERNDON	KOLLEH SMITH MIAMA B	13036 GREG ROY LN HERNDON VA 20171 3003	0.05
0164 17 0194	12972 PARK CRESCENT CIR HERNDON	KONDABOLU SRINIVASA R	12972 PARK CRESCENT CIR HERNDON VA 20171	0.04
0164 16 0041	2386 WOODLAND POND LN HERNDON	KRECHMARAS MICHAEL KRECHMARAS MAYA Z	2386 WOODLAND POND LN HERNDON VA 20171	0.03
0163 15 0114	2449 BIRCH COVE RD OAK HILL	KRUEGER MARK P	2449 BIRCH COVE RD OAK HILL VA 20171	0.09
0163 15 0076	2451 CYPRESS GREEN LN HERNDON	KUMAR HEMANTH	701 MOXLEY DR NE LEESBURG VA 20176	0.10
0163 15 0060	2460 CYPRESS GREEN LN HERNDON	KUMAR RAJEEV GUPTA ANUPAMA	2460 CYPRESS GREEN LN HERNDON VA 20171	0.10
0163 15 0086	13063 GREG ROY LN OAK HILL	KURUP PREM KUMAR CHANDRASEKHARA	13063 GREG ROY LN OAK HILL VA 20171	0.10
0164 17 0159	13025 PARK CRESCENT CIR HERNDON	KUTUMBAKA SRIDHAR K	13025 PARK CRESCENT CIR HERNDON VA 20171	0.03
0164 16 0037	2374 WOODLAND POND LN HERNDON	LAPWORTH CHRISTOPHER S	2374 WOODLAND POND LN HERNDON VA 20171	0.03
0164 17 0186	12992 PARK CRESCENT CIR HERNDON	LAWRENCE ARION	12992 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0068	2469 CYPRESS GREEN LN HERNDON	LAWRENCE ROBERT JOSEPH TR	2469 CYPRESS GREEN LN HERNDON VA 20171	0.10
0163 15 0018	2409 CYPRESS GREEN LN HERNDON	LE EMILY M	2409 CYPRESS GREEN LN HERNDON VA 20171	0.06
0164 17 0111	13091 PARK CRESCENT CIR HERNDON	LE PHUOC	13091 PARK CRESCENT CIR HERNDON VA 20171	0.03
0163 15 0041	2380 GREEN GRASS CT HERNDON	LEE JEA H	2380 GREEN GRASS CT HERNDON VA 20171	0.06
0164 17 0169	13032 PARK CRESCENT CIR HERNDON	LEE JENNIFER CHUNG HUEI	13032 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0139	2363 STONE FENCE LN HERNDON	LEE JIN	2363 STONE FENCE LN HERNDON VA 20171	0.05
0163 15 0168	13120 DEER WOOD WAY HERNDON	LEE KWANG J	13120 DEER WOOD WAY HERNDON VA 20171	0.04
0163 15 0166	13116 DEER WOOD WAY HERNDON	LEE TAK KWONG	2439 CORN RIB CT HERNDON VA 20171	0.06
0163 15 0129	2444 BIRCH COVE RD HERNDON	LEISTEN DAVID	540 W VAN BUREN AV NAPERVILLE IL 60540	0.08
0164 17 0188	12988 PARK CRESCENT CIR OAK HILL	LI WEI	12988 PARK CRESENT CIR OAK HILL VA 20171	0.04
0164 17 0129	13133 PARK CRESCENT CIR HERNDON	LIAN SHENGDE	13133 PARK CRESCENT CIR HERNDON VA	0.03

			20171	
0163 15 0116	2503 DEER WOOD CT OAK HILL	LIANG WEN CHUNG	2503 DEER WOOD CT OAK HILL VA 20171	0.08
0164 17 0173	13024 PARK CRESCENT CIR HERNDON	LILES CYNTHIA L	13024 PARK CRESCENT CIR HERNDON VA 20171	0.04
0164 17 0128	13131 PARK CRESCENT CIR HERNDON	LIU HONGKUAN	13131 PARK CRESCENT CIR HERNDON VA 20171	0.03
0163 15 0026	13026 GREG ROY LN OAK HILL	LIU YAN LEI	13026 GREG ROY LN OAK HILL VA 20171	0.05
0164 17 0165	13011 PARK CRESCENT CIR HERNDON	LOPEZ VERONICA G	13011 PARK CRESCENT CIR HERNDON VA 20171	0.03
0163 15 0154	13200 WINDY OAK WAY OAK HILL	LUCAS ROGER J	13200 WINDY OAK WAY OAK HILL VA 20171	0.06
0163 15 0113	2447 BIRCH COVE RD OAK HILL	MA HAILIN	2447 BIRCH COVE CT OAK HILL VA 20171	0.08
0164 16 0013	12919 WOOD CRESCENT CIR HERNDON	MAJETI NANDA KUMAR	12919 WOOD CRESCENT CIR HERNDON VA 20171	0.06
0164 16 0019	12968 WOOD CRESCENT CIR HERNDON	MANROA ARUN	12968 WOOD CRESCENT CIR HERNDON VA 20171	0.06
0163 15 0150	2341 STONE FENCE LN OAK HILL	MARLOW CHAD	2341 STONE FENCE LN OAK HILL VA 20171	0.06
0164 17 0180	13008 PARK CRESCENT CIR HERNDON	MASTER RONALD N MASTER JAN L	13008 PARK CRESCENT CIR HERNDON VA 20171	0.04
0164 17 0117	13103 PARK CRESCENT CIR HERNDON	MATHAROO HARDEEP S MATHAROO NEETI	13103 PARK CRESCENT CIR HERNDON VA 20171	0.03
0163 15 0106	2433 BIRCH COVE RD HERNDON	MCALL SEAN P	2433 BIRCH COVE RD HERNDON VA 20171	0.08
0163 15 0075	2453 CYPRESS GREEN LN HERNDON	MCCREA RUFUS J JR	2453 CYPRESS GREEN LN HERNDON VA 20171	0.10
0164 16 0042	2388 WOODLAND POND LN HERNDON	MCKEE MARTIN W MCKEE MELANIE C	2388 WOODLAND POND LN HERNDON VA 20171	0.03
0163 15 0088	13059 GREG ROY LN OAK HILL	MCKENZIE RONALD D	13059 GREG ROY LN OAK HILL VA 20171	0.10
0163 15 0037	13048 GREG ROY LN HERNDON	MCKNIGHT MATTHEW E MCKNIGHT MIN Y H	13048 GREG ROY LN HERNDON VA 20171	0.07
0164 17 0112	13093 PARK CRESCENT CIR HERNDON	MCMAHON LOIS E TR	13093 PARK CRESCENT CIR HERNDON VA 20171	0.03
0164 17 0143	13082 PARK CRESCENT CIR HERNDON	MCNAMARA JOLENE K	13082 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0180	13176 FOX HUNT LN HERNDON	MENON MANKESH K	13176 FOX HUNT LN HERNDON VA 20171	0.04
0163 15 0001	2443 CYPRESS GREEN LN HERNDON	MEYER LINDA J	18301 MULLFIELD VILLAGE TER LEESBURG VA 20176	0.06
0163 15 0053	2422 CYPRESS GREEN LN HERNDON	MILLER THOMAS G	2422 CYPRESS GREEN LN HERNDON VA 20171	0.07
0164 17 0149	13059 PARK CRESCENT CIR HERNDON	MILLIKEN BOBBI	13059 PARK CRESCENT CIR HERNDON VA 20171	0.03
0163 15 0051	2418 CYPRESS GREEN LN HERNDON	MITTAL PURAN C TR	2631 MEADOW HALL DR HERNDON VA 20171	0.06

0163 02 0028D	12900 WORLDGATE DR HERNDON	MIVPO LLC	8484 WESTPARK DR, MCLEAN VA 22102	4.01
0163 02 0028C	12930 WORLDGATE DR HERNDON	MONUMENT III OWNER LLC	6901 ROCKLEDGE DR, BETHESDA MD 20817	2.91
0163 15 0144	2353 STONE FENCE LN HERNDON	MOSHIRI BAHRAM T	PO BOX 7670 ARLINGTON VA 22207	0.05
0163 15 0024	13022 GREG ROY LN HERNDON	MOU WAH TR	2487 LEYLAND RIDGE RD HERNDON VA 20171	0.05
0164 17 0140	13090 PARK CRESCENT CIR HERNDON	MUNIYANDIDIRAVIAM ARUN M	13090 PARK CRESCENT CIR HERNDON VA 20171	0.06
0163 15 0049	2414 CYPRESS GREEN LN HERNDON	NADERI NASSER	2414 CYPRESS GREEN LN HERNDON VA 20171	0.06
0163 15 0135	2430 BIRCH COVE RD OAK HILL	NAGARAJA GURUDATHA S	2430 BIRCH COVE RD OAK HILL VA 20171	0.10
0163 15 0044	2386 GREEN GRASS CT HERNDON	NAGEL PAUL D	2386 GREEN GRASS CT HERNDON VA 20171	0.06
0164 17 0195	12970 PARK CRESCENT CIR HERNDON	NANJEE AMEEZ SAHEBALI	12970 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0004	2437 CYPRESS GREEN LN HERNDON	NARLA APARNA C BOKKISAM RAJESH	2437 CYPRESS GREEN LN HERNDON VA 20171	0.06
0163 15 0084	13067 GREG ROY LN HERNDON	NGUONLY SONNY L	45786 SHAGBARK TE STERLING VA 20166	0.10
0164 17 0181	13006 PARK CRESCENT CIR HERNDON	NGUYEN JOEL T H NGUYEN LIEU K	13006 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0130	2442 BIRCH COVE RD HERNDON	NGUYEN THY	2442 BIRCH COVE RD HERNDON VA 20171	0.08
0164 17 0162	13017 PARK CRESCENT CIR HERNDON	NICHOLS WILLLIAM J KELLEY BETTY L M	13017 PARK CRESCENT CIR HERNDON VA 20171	0.03
0163 15 0077	2449 CYPRESS GREEN LN HERNDON	NICOL J BRYAN	2449 CYPRESS GREEN LN HERNDON VA 20171	0.10
0164 17 0174	13022 PARK CRESCENT CIR HERNDON	NOGUERAS REYNALDO	13022 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 01 0029B	13221 WOODLAND PARK RD HERNDON	NORMANDY NORTHRIDGE LLC	67 E PARK PL, MORRISTOWN NJ 07960	6.27
0164 17 0141	13086 PARK CRESCENT CIR HERNDON	NORRIS DIANA L	13086 PARK CRESCENT CIR HERNDON VA 20171	0.06
0163 15 0131	2440 BIRCH COVE RD OAK HILL	OLSICK KRISTEN E	2440 BIRCH COVE RD OAK HILL VA 20171	0.10
0163 15 0080	13077 GREG ROY LN OAK HILL	OVEISSI MANSOUR	13077 GREG ROY LN OAK HILL VA 20171	0.10
0163 15 0173	13192 FOX HUNT LN HERNDON	PALLA RAVINDER R	13192 FOX HUNT LN HERNDON VA 20171	0.04
0163 15 0128	2446 BIRCH COVE RD HERNDON	PAPARELLO JOSEPH	2446 BIRCH COVE RD HERNDON VA 20170	0.10
0164 16 0011	12957 WOOD CRESCENT CIR HERNDON	PAPINI DAVID A	12957 WOOD CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0058	2456 CYPRESS GREEN LN HERNDON	PARK JAE SUN PARK EUN HEE	2456 CYPRESS GREEN LN HERNDON VA 20171	0.11
0164 17 0176	13016 PARK CRESCENT CIR HERNDON	PARMAR HEMANT	13016 PARK CRESCENT CIR HERNDON VA 20171	0.06
0164 17 0132	13110 PARK CRESCENT CIR HERNDON	PASALA RAMA MOHANA RAO	13110 PARK CRESCENT CIR HERNDON VA 20171	0.04

0164 17 0130	13135 PARK CRESCENT CIR HERNDON	PATEL KETAN	13135 PARK CRESCENT CIR HERNDON VA 20171	0.04
0164 17 0110	13089 PARK CRESCENT CIR HERNDON	PATEL VISHAL R	13089 PARK CRESCENT CIR HERNDON VA 20171	0.04
0164 16 0025	12918 WOOD CRESCENT CIR HERNDON	PEERY DENNIS W	12918 WOOD CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0072	2461 CYPRESS GREEN LN HERNDON	PETROS KATHERINE A	2461 CYPRESS GREEN LN HERNDON VA 20171	0.10
0163 15 0151	2342 STONE FENCE LN OAK HILL	POTAPRAGADA VENKAT	2342 STONE FENCE LN OAK HILL VA 20171	0.06
0164 17 0200	12958 PARK CRESCENT CIR HERNDON	POTLURI MADHURI	12958 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0011	2423 CYPRESS GREEN LN HERNDON	POTSIC BRIAN S	2423 CYPRESS GREEN LN HERNDON VA 20171	0.06
0163 15 0155	13202 WINDY OAK WAY HERNDON	PRADHAN ASHIS	13202 WINDY OAKS WAY HERNDON VA 20171	0.04
0164 17 0153	13051 PARK CRESCENT CIR HERNDON	PRASAD ADARSH PRASAD RENUKA N	13051 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0039	13052 GREG ROY LN HERNDON	PRASAD RICHA	13052 GREG ROY LN HERNDON VA 20171	0.05
0163 15 0006	2433 CYPRESS GREEN LN HERNDON	PRICE JORDAN D	2433 CYPRESS GREEN LN HERNDON VA 20171	0.07
0163 15 0012	2421 CYPRESS GREEN LN HERNDON	PRICE SHANNON	2421 CYPRESS GREEN LN HERNDON VA 20171	0.06
0163 15 0064	2468 CYPRESS GREEN LN HERNDON	PRICHARD MATTHEW E	2468 CYPRESS GREEN LN HERNDON VA 20171	0.10
0164 17 0175	13020 PARK CRESCENT CIR HERNDON	QU WEI SHUANG HE WHITNEY HUA	13020 PARK CRESCENT CIR HERNDON VA 20171	0.06
0164 17 0045	12951 PARK CRESCENT CIR HERNDON	QUACH PHI T	12951 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0124	13121 DEER WOOD WAY OAK HILL	QUINLAN JEFFREY R	13121 DEERWOOD WAY OAK HILL VA 20171	0.08
0163 15 0090	2398 STONE FENCE LN OAK HILL	QUIROZ ELIZABETH R	2398 STONE FENCE LN OAK HILL VA 20171	0.11
0164 16 0033	2366 WOODLAND POND LN HERNDON	QURESHI WAJAHAT S	2366 WOODLAND POND LN HERNDON VA 20171	0.05
0163 15 0136	2369 STONE FENCE LN HERNDON	RAHE ALEXANDER H W	2369 STONE FENCE LN HERNDON VA 20171	0.07
0163 15 0184	13168 FOX HUNT LN HERNDON	RAM RAVI SATHU J	13168 FOX HUNT LN HERNDON VA 20171	0.04
0164 16 0039	2382 WOODLAND POND LN HERNDON	RANALLI JOHN	2382 WOODLAND POND LN HERNDON VA 20171	0.04
0163 15 0048	2412 CYPRESS GREEN LN HERNDON	RANDELS MICHAEL J TR	2412 CYPRESS GREEN LN HERNDON VA 20171	0.06
0164 17 0127	13129 PARK CRESCENT CIR HERNDON	RANGARAJAN SRIHARI	13129 PARK CRESCENT CIR HERNDON VA 20171	0.03
0164 17 0178	13012 PARK CRESCENT CIR HERNDON	RAO SUJAY	13012 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0187	13162 FOX HUNT LN HERNDON	RAUF ADNAN ADNAN SAMINA	2451 SILK CT OAK HILL VA 20171 5868	0.06

0163 15 0089	13057 GREG ROY LN OAK HILL	RAWAT VIJAY	13057 GREY ROY LN OAK HILL VA 20171	0.10
0164 16 0005	12943 WOOD CRESCENT CIR HERNDON	REVATHI RAMANA V N	12943 WOOD CRESCENT CIR HERNDON VA 20171	0.06
0164 17 0134	13106 PARK CRESCENT CIR HERNDON	RICE EDWARD J	13106 PARK CRESCENT CIR HERNDON VA 20171	0.06
0164 17 0122	13115 PARK CRESCENT CIR HERNDON	RICE PAUL F	13115 PARK CRESCENT CIR HERNDON VA 20171	0.03
0163 15 0125	2504 DEER WOOD CT HERNDON	RIDENOUR MELISA L	2504 DEER WOOD CT HERNDON VA 20171	0.08
0164 16 0040	2384 WOODLAND POND LN HERNDON	RIKE CRUZ	2384 WOODLAND POND LN HERNDON VA 20171	0.03
0163 15 0034	13042 GREG ROY LN HERNDON	RITCHIE JOHN W SAOUR JOSEPH	13042 GREG ROY LN HERNDON VA 20171	0.05
0163 15 0003	2439 CYPRESS GREEN LN HERNDON	ROBINSON JEROME	2439 CYPRESS GREEN LN HERNDON VA 20171	0.06
0164 17 0115	13099 PARK CRESCENT CIR HERNDON	ROCA NICOLAS L	13099 PARK CRESCENT CIR HERNDON VA 20171	0.03
0163 15 0085	13065 GREG ROY LN HERNDON	ROVITTI PAUL J	12210 GRASSY HILL CT FAIRFAX VA 22033	0.10
0164 16 0043	2390 WOODLAND POND LN HERNDON	ROZBICKI MONA A	2390 WOODLAND POND LN HERNDON VA 20171	0.03
0164 16 0026	12916 WOOD CRESCENT CIR HERNDON	RUDY JESSE RUDY AMY	12916 WOOD CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0047	2392 GREEN GRASS CT HERNDON	SABHARWAL ANUP	2392 GREEN GRASS CT HERNDON VA 20171	0.06
0164 17 0187	12990 PARK CRESCENT CIR HERNDON	SAHU PRAKASH	12990 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0070	2465 CYPRESS GREEN LN HERNDON	SAJONAS SHARLENE R SAJONAS MARISSA R M	2465 CYPRESS GREEN LN HERNDON VA 20171	0.10
0163 15 0054	2438 CYPRESS GREEN LN HERNDON	SAMPATH SESHADRI	2438 CYPRESS GREEN LN HERNDON VA 20171	0.11
0163 15 0101	2376 STONE FENCE LN HERNDON	SARAF RAMAKRISHNACHARY V	5597 SEMINARY RD FALLS CHURCH VA 22041	0.08
0163 15 0118	2507 DEER WOOD CT HERNDON	SARPAND HAMID	2507 DEER WOOD CT HERNDON VA 20171	0.08
0163 15 0142	2357 STONE FENCE LN HERNDON	SCHALL THEODORE J	2357 STONE FENCE LN HERNDON VA 20171	0.07
0163 15 0057	2454 CYPRESS GREEN LN HERNDON	SCHRIKS HENNY F EL HACHFA AICHA	3621 STANFORD CI FALLS CHURCH VA 22041	0.11
0163 15 0010	2425 CYPRESS GREEN LN HERNDON	SEIFERT THOMAS W	2425 CYPRESS GREEN LN HERNDON VA 20171	0.06
0163 15 0083	13069 GREG ROY LN HERNDON	SETHI RAJEEV SETHI NAVITA	13069 GREG ROY LN HERNDON VA 20171	0.10
0163 15 0071	2463 CYPRESS GREEN LN HERNDON	SHAKHSHEER AHED H	2463 CYPRESS GREEN LN HERNDON VA 20171	0.10
0163 15 0063	2466 CYPRESS GREEN LN HERNDON	SHAW KEVIN M SHAW CHI-WEN L	2466 CYPRESS GREEN LN HERNDON VA 20171	0.11
0164 17 0139	13092 PARK CRESCENT CIR HERNDON	SHIVU PRASAD R	13092 PARK CRESCENT CIR HERNDON VA 20171	0.04

0163 15 0093	2392 STONE FENCE LN HERNDON	SIMPSON JASON F	2392 STONE FENCE LA HERNDON VA 20171	0.08
0164 17 0196	12968 PARK CRESCENT CIR HERNDON	SINGH APURVA	12968 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0019	2407 CYPRESS GREEN LN HERNDON	SMITH JEFFERY	2407 CYPRESS GREEN LN HERNDON VA 20171	0.06
0164 16 0018	12909 WOOD CRESCENT CIR HERNDON	SMITH KAREN J H	12909 WOOD CRESCENT CIR HERNDON VA 20171	0.06
0164 17 0047	12955 PARK CRESCENT CIR HERNDON	SMITH SUSAN J	12955 PARK CRESCENT CIR HERNDON VA 20171	0.03
0164 17 0177	13014 PARK CRESCENT CIR HERNDON	SMITH WALTER B SMITH MARIA C	13014 PARK CRESCENT CIR HERNDON VA 20171	0.04
0164 17 0152	13053 PARK CRESCENT CIR HERNDON	SMYRNIOS SANDRA	13053 PARK CRESCENT CIR HERNDON VA 20171	0.03
0163 15 0170	13124 DEER WOOD WAY OAK HILL	SOK SUNG SOK MI CHA	13124 DEER WOOD WAY OAK HILL VA 20171	0.04
0163 15 0175	13188 FOX HUNT LN HERNDON	SOLLETI SATISH V GILLA VENKATA A	13188 FOX HUNT LN HERNDON VA 20171	0.07
0163 15 0126	2502 DEER WOOD CT OAK HILL	SONG HOSUK SONG ELAN	2502 DEER WOOD CT OAK HILL VA 20171	0.08
0164 16 0015	12915 WOOD CRESCENT CIR HERNDON	SPITZER STEVEN A	12915 WOOD CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0111	2443 BIRCH COVE RD OAK HILL	SRIVASTAVA AJAY K	2443 BIRCH COVE RD OAK HILL VA 20171	0.08
0164 17 0148	13061 PARK CRESCENT CIR HERNDON	STOVER SCOTT	13061 PARK CRESCENT CIR HERNDON VA 20171	0.03
0163 15 0036	13046 GREG ROY LN HERNDON	SULLIVAN BRIAN D	13046 GREG ROY LN HERNDON VA 20171	0.07
0164 16 0034	2368 WOODLAND POND LN HERNDON	SULLIVAN MICHAEL B	2368 WOODLAND POND LN HERNDON VA 20171	0.03
0163 15 0099	2380 STONE FENCE LN HERNDON	SUN ZHIGANG	2380 STONE FENCE LN HERNDON VA 20171	0.08
0164 17 0201	12956 PARK CRESCENT CIR HERNDON	SUNDARALINGAM BALAMURUGAN	12956 PARK CRESCENT CIR HERNDON VA 20171	0.04
0164 16 0001	12935 WOOD CRESCENT CIR HERNDON	SURYANARAYANAN LAKSHMANAN LAKSHMANAN VANISREE	24109 WILLOWBROOK CT VALENCIA CA 91354	0.06
0163 15 0091	2396 STONE FENCE LN HERNDON	TA BRANDON D	2396 STONE FENCE LN HERNDON VA 22171	0.09
0164 16 0031	12902 WOOD CRESCENT CIR HERNDON	TAI ALAN C	12902 WOOD CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0069	2467 CYPRESS GREEN LN HERNDON	TALEZADEH ROYA	2467 CYPRESS GREEN LN HERNDON VA 20171	0.10
0163 15 0017	2411 CYPRESS GREEN LN HERNDON	TANG JIE ZHANG DONGMEI	2411 CYPRESS GREEN LN HERNDON VA 20171	0.06
0164 17 0118	13105 PARK CRESCENT CIR HERNDON	TANKALA MURALI M	13105 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0015	2415 CYPRESS GREEN LN HERNDON	TEXTER PAMELA A	2415 CYPRESS GREEN LN HERNDON VA 20171	0.06

0163 15 0052	2420 CYPRESS GREEN LN HERNDON	THLICK SU E PHAN BEN G	9020 HAYWOOD AV LORTON VA 22079	0.06
0163 15 0100	2378 STONE FENCE LN HERNDON	THOMASSON WILLIAM B	2378 STONE FENCE LN HERNDON VA 20171	0.08
0164 16 0008	12951 WOOD CRESCENT CIR HERNDON	THOMPSON LEROY III	12951 WOOD CRESCENT CIR HERNDON VA 20171	0.04
0163 11 0003	2361 ROLLING FORK CIR HERNDON	TISHMAN SPEYER ARCHSTONE-SMITH WOODLAND	9200 EAST PANORAMA CI, ENGLEWOOD CO 80112	15.92
0163 15 0167	13118 DEER WOOD WAY HERNDON	TRIPATHY SHRIMANT	13118 DEER WOOD WAY HERNDON VA 20171	0.04
0163 01 0025D3	2301 PUMPKIN ASH CT HERNDON	VAN METRE WOODLAND PARK APTS IIA L	5252 LYNGATE CT BURKE VA 22015	9.87
0163 01 0025D2	13221 NATIONAL VIEW DR HERNDON	VAN METRE WOODLAND PRK APARTMENTS II LP C/O VAN METRE COMPANIES	5252 LYNGATE CT BURKE VA 22015	4.30
0163 01 0025D4	Not Available	VAN METRE WOODLAND PRK APARTMENTS IIA LP	5252 LYNGATE CT BURKE VA 22015	0.05
0164 16 0023	12922 WOOD CRESCENT CIR HERNDON	VARAKANTAM PRATHAP	12922 WOOD CRESCENT CIR HERNDON VA 20171	0.06
0163 15 0146	2349 STONE FENCE LN HERNDON	VARGHESE DAVIS	2349 STONE FENCE LN OAK HILL VA 20171	0.05
0163 15 0056	2450 CYPRESS GREEN LN HERNDON	VEMULAPALLI RAMESH B	2450 CYPRESS GREEN LN HERNDON VA 20171	0.11
0163 15 0033	13040 GREG ROY LN OAK HILL	VEPURI KRISHNA KISHORE	13040 GREG ROY LN OAK HILL VA 20171	0.07
0163 15 0145	2351 STONE FENCE LN OAK HILL	VESTER ROSE MARIE	2351 STONE FENCE LN OAK HILL VA 20171	0.05
0164 16 0030	12904 WOOD CRESCENT CIR HERNDON	VILLA ALLEN	12904 WOOD CRESCENT CIR HERNDON VA 20171	0.04
0164 16 0036	2372 WOODLAND POND LN HERNDON	VILLA ALLEN A	2372 WOODLAND POND LN HERNDON VA 20171	0.03
0163 15 0169	13122 DEER WOOD WAY HERNDON	VOOTKUR VIJAY REDDY	13122 DEER WOOD WAY HERNDON VA 20171	0.04
0164 17 0158	13027 PARK CRESCENT CIR HERNDON	VUKICEVICH MICHAEL	13027 PARK CRESCENT CIR HERNDON VA 20171	0.03
0164 17 0113	13095 PARK CRESCENT CIR HERNDON	WALTERS MARTHA B	13095 PARK CRESCENT CIR HERNDON VA 20171	0.03
0163 15 0137	2367 STONE FENCE LN HERNDON	WANG WEICHANG	2367 STONE FENCE LN HERNDON VA 20171	0.05
0163 15 0158	13208 WINDY OAK WAY HERNDON	WANG WEICHANG	13208 WINDY OAK WAY OAK HILL VA 20171	0.04
0163 02 0028B	NA	WASHINGTON REAL ESTATE INVESTMENT TRUST	6110 EXECUTIVE BV, ROCKVILLE MD 20852	3.92
0163 15 0110	2441 BIRCH COVE RD OAK HILL	WATSON SMITH ROMEA	2441 BIRCH COVE RD OAK HILL VA 20171	0.08
0164 17 0157	13029 PARK CRESCENT CIR HERNDON	WAXMAN JEAN L	13029 PARK CRESCENT CIR HERNDON VA 20171	0.03
0163 15 0149	2343 STONE FENCE LN OAK HILL	WAZIR FARID	2343 STONE FENCE LN OAK HILL VA 20171	0.04
0163 15 0177	13182 FOX HUNT LN HERNDON	WEI ALLAN T LIN CATHERINE L	5205 BROOKEWAY DR BETHESDA MD 20816	0.04

0163 15 0141	2359 STONE FENCE LN HERNDON	WHANG WAI L K	2359 STONE FENCE LN HERNDON VA 20171	0.07
0163 15 0002	2441 CYPRESS GREEN LN OAK HILL	WHITFIELD STEPHEN	2441 CYPRESS GREEN LN OAK HILL VA 20171	0.06
0163 15 0138	2365 STONE FENCE LN HERNDON	WILLIAMSON JUNE	7726 BAGGINS RD HANOVER MD 21076	0.05
0164 16 0027	12914 WOOD CRESCENT CIR HERNDON	WOLFE JOHN P WOLFE SANDRA M	12914 WOOD CRESCENT CIR HERNDON VA 20171	0.04
0164 23 R	2300 WOODLAND CROSSING DR HERNDON	WOODLAND PARK APARTMENTS LLC	7850 WALKER DR, GREENBELT MD 20770	2.22
0164 23 C	2307 WOODLAND CROSSING DR HERNDON	WOODLAND PARK CROSSING RETAIL LLC	4445 WILLARD AV, CHEVY CHASE MD 20815	5.66
0164 17 F1	Not Available	WOODLAND PARK HOMEOWNERS ASSOCIATES	5252 LYNGATE CT BURKE VA 22015	0.12
0164 17 F	Not Available	WOODLAND PARK HOMEOWNERS ASSOCIATES C/O VAN COMPANIES	5252 LYNGATE COURT BURKE VA 22015	2.65
0164 16 A	Not Available	WOODLAND PARK HOMEOWNERS ASSOCIATION	5252 LYNGATE CT BURKE VA 22015	3.55
0163 11 0001	Not Available	WOODLAND PARK PROPERTY OWNERS ASSOCIATION	1921 GALLOWS RD, VIENNA VA 22182	0.22
0164 01 0044	2200 FERDINAND PORSCHE DR HERNDON	WOODLAND POINTE LP	1921 GALLOWS RD, VIENNA VA 22182	6.78
0163 11 0004B	13251 WOODLAND PARK RD HERNDON	WOODLAND VENTURES LLC	11350 RANDOM HILLS RD, FAIRFAX VA 22035	0.89
0163 02 0001B	13001 WORLDGATE DR HERNDON	WORLDGATE CENTRE OWNER LLC	8405 GREENSBORO DR, MCLEAN VA 22102	7.23
0163 15 0014	2417 CYPRESS GREEN LN HERNDON	WU XIAOMIN BAO YAMENG	2417 CYPRESS GREEN LN HERNDON VA 20171	0.06
0164 17 0166	13009 PARK CRESCENT CIR HERNDON	XUE QIANG	13009 PARK CRESCENT CIR HERNDON VA 20171	0.04
0164 17 0155	13033 PARK CRESCENT CIR HERNDON	YAGER SUSAN	13033 PARK CRESCENT CIR HERNDON VA 20171	0.03
0164 16 0002	12937 WOOD CRESCENT CIR HERNDON	YARLAGADDA KARUNA	12937 WOOD CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0161	13209 WINDY OAK WAY HERNDON	YELIMATI SRIKANTH REDDY	13209 WINDY OAK WAY HERNDON VA 20171	0.04
0164 16 0020	12970 WOOD CRESCENT CIR HERNDON	YENDT JOHN	12970 WOOD CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0073	2459 CYPRESS GREEN LN HERNDON	YU XIAOYING	2459 CYPRESS GREEN LN HERNDON VA 20171	0.10
0163 15 0107	2435 BIRCH COVE RD HERNDON	ZAHID NAILA	2435 BIRCH CAVE RD HERNDON VA 20171	0.08
0163 15 0123	13123 DEER WOOD WAY OAK HILL	ZHAN JINMING	13123 DEER WOOD WAY OAK HILL VA 20171	0.08
0163 15 0108	2437 BIRCH COVE RD HERNDON	ZHAO HAIDING	9314 ELGIN LA FREDERICK MD 21704	0.08
0163 15 0029	13032 GREG ROY LN HERNDON	ZHAO QI	13032 GREG ROY LN HERNDON VA 20171	0.07
0163 15 0032	13038 GREG ROY LN HERNDON	ZHENG JIANPING	13038 GREG ROY LN HERNDON VA 20171	0.07

0164 17 0049	12959 PARK CRESCENT CIR HERNDON	ZHOU GARY Z HE JIN J	12959 PARK CRESCENT CIR HERNDON VA 20171	0.04
0163 15 0050	2416 CYPRESS GREEN LN HERNDON	ZHOU SARAH ZHANG TAO	2416 CYPRESS GREEN LN HERNDON VA 20171	0.06
0163 15 0105	2431 BIRCH COVE RD HERNDON	ZHU MINGJUN	2431 BIRCH COVE RD HERNDON VA 20171	0.09
0164 14 & 15 ALL	NA	National Realty Partners, Jeff Corry, On-Site Manager	12917 Alton Square Herndon, VA 20170	17.4

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STAFF REPORT
2008-2009 NORTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT(S): Hunter Mill **APR ITEM(S) :** 08-III-14UP

NOMINATOR(S): Heidi T. Merkel, Fairfax County Department of Planning and Zoning

ACREAGE: 40.87

TAX MAP I.D. NUMBERS: 17-3((8))1A1, 1B, 3B1, 3B2

GENERAL LOCATION: NW Intersection of Sunrise Valley Dr and Reston Pkwy

PLANNING AREA: III
District: Upper Potomac
Sector: NA
Special Area: Reston-Herndon Suburban Center (Land Unit E-5)

ADOPTED PLAN MAP: Office Use

ADOPTED PLAN TEXT: Office use at .50 FAR or residential use at up to 30 dwelling units per acre with two transit-related mixed-use options at up to 1.0 FAR for the entire Sub-unit and 2.0 FAR for the 5 acres closest to a planned rail station.

For complete Plan text see http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/upperpotomac.pdf

PROPOSED PLAN AMENDMENT: Correct an error that occurred in Plan Amendment 2000-01 in 2001. (For proposed Plan text see pages 82-84 of 2008-2009 Hunter Mill APR Nomination book or see link below)

http://www.fairfaxcounty.gov/dpz/apr/2008northcounty/nominations/14up.pdf (pages 6-8)

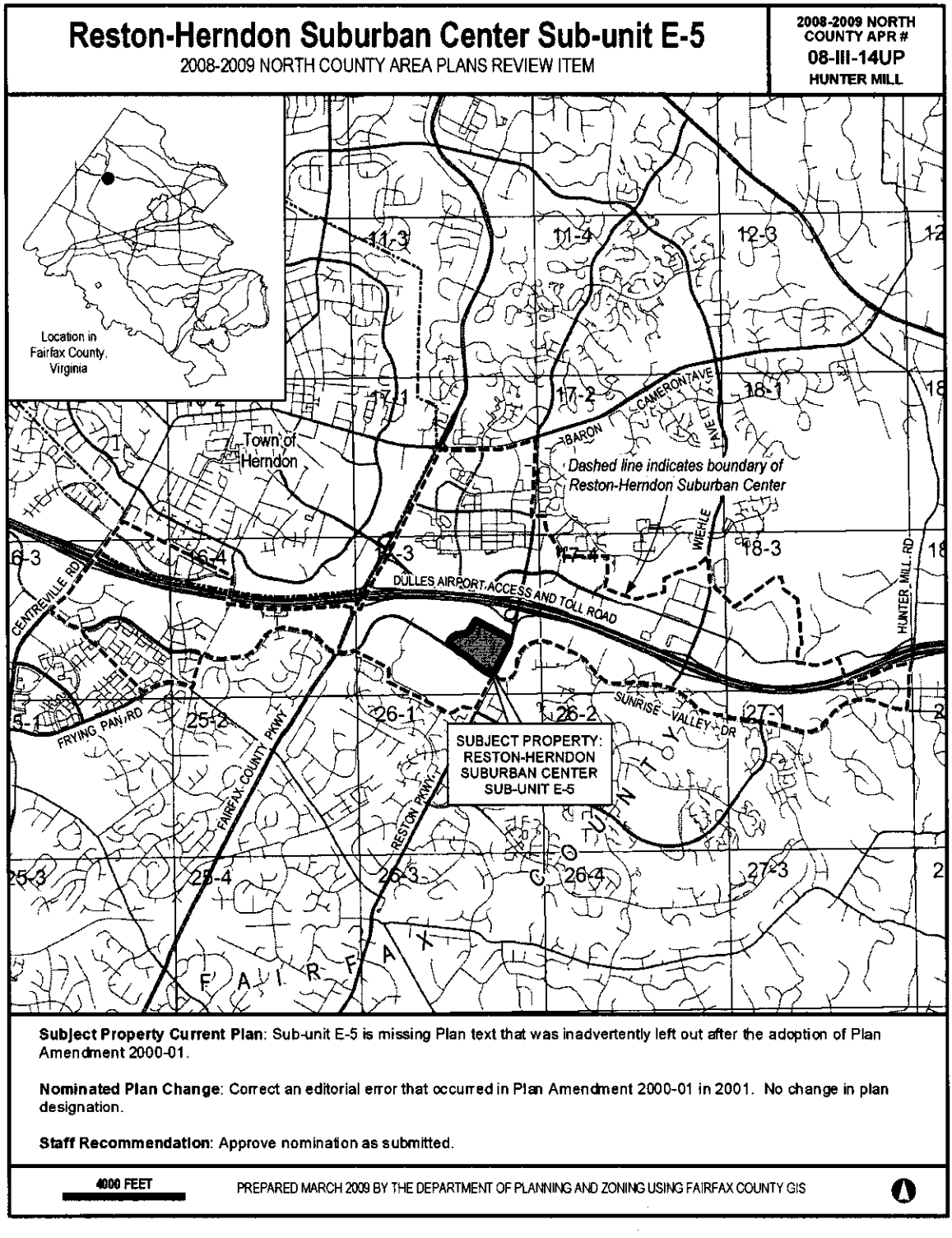
SUMMARY OF STAFF RECOMMENDATION:

__X__ Approve Nomination as submitted

_____ Approve Staff Alternative

_____ Retain Adopted Plan

Staff recommends approval of this editorial nomination.



Subject Property Current Plan: Sub-unit E-5 is missing Plan text that was inadvertently left out after the adoption of Plan Amendment 2000-01.

Nominated Plan Change: Correct an editorial error that occurred in Plan Amendment 2000-01 in 2001. No change in plan designation.

Staff Recommendation: Approve nomination as submitted.

CONTEXT

General Location

The nominated properties are located in the northwestern intersection of Sunrise Valley Drive and Reston Parkway.

Existing and Planned Land Use and Zoning:

Subject Properties: The subject properties are located in Sub-unit E-5 of the Reston-Herndon Suburban Center in the Upper Potomac Planning District. The properties are planned for office use. The subject properties are zoned I-4 (medium intensity industrial). The area is developed with low-rise and mid-rise office use.

Adjacent Area:
North: The area to the north is planned for office use. The area is zoned I-4 (medium intensity industrial). The area is developed with low-rise and mid-rise office use.
West: The area to the west is planned for public facilities and office use. The area is zoned R-1 (1 dwelling unit/acre) and I-4 (medium intensity industrial). The area is developed with low-rise and medium-rise office as well as the USGS site.
South/East: The area to the south and east is planned RPC (Residential Planned Community). The area is zoned PRC (Planned Residential Community). The area is developed with low-rise multifamily condominiums, retail, a high-rise office building and a hotel.

PLANNING HISTORY

On November 16, 1998, Land Unit E of the Reston-Herndon Suburban Center was amended as a result of adoption of Plan Amendment 95-39 (resulting from 1997-1998 Area Plans Review nomination 98-III-8UP and Out-of-Turn Plan Amendment (OTPA) S98-III-UP2). The adopted Plan text added an option for Office use up to .70 FAR for specific parcels that were identified by tax map identification numbers.

On May 21, 2001, Plan Amendment 2000-01 (resulting from OTPA S98-CW-4CP) was adopted and made changes to all land units in the Reston-Herndon Suburban Center, including Land Unit E. One of the changes adopted at that time was the creation of sub-units to facilitate the inclusion of more detailed Plan recommendations for transit station areas within the Suburban Center. Land Unit E was divided into five sub-units. The option for Office Use up to .70 FAR that was added as a result of Plan Amendment 95-39 concerned three parcels, one of which is located in Sub-unit E-4 and two parcels in Sub-unit E-5. However, when this Plan Amendment was adopted (95-39), the text regarding this option was only included in Sub-unit E-4 and was inadvertently left out of Sub-unit E-5 text.

ADOPTED COMPREHENSIVE PLAN TEXT

The nomination's subject area, the Reston-Herndon Suburban Center's Sub-unit E-5 is planned for office use at .50 FAR or residential use at up to 30 dwelling units per acre with two transit-related mixed-use options at up to 1.0 FAR for the entire Sub-unit and 2.0 FAR for the 5 acres closest to a planned rail station. For full adopted Comprehensive Plan text see Attachment 1.

NOMINATED PLAN AMENDMENT

The proposed addition to the Plan is editorial in nature. For full proposed Comprehensive Plan text see Attachment 2.

ANALYSIS

The nomination is editorial in nature and proposes to add text that was inadvertently left out of previously adopted Plan Amendment. The nomination adds Plan text that was inadvertently left out of Plan amendment 2000-01 that divided Land Unit E into Sub-units. A Plan option concerning three parcels from the old Land Unit E was shifted to the new Sub-unit E-4, of which one of the parcels was within Sub-unit E-4. The other two parcels were within the new Sub-unit E-5 but the Plan option was inadvertently left out of Sub-unit E-5 Plan text. The nomination proposes to correct this editorial error by adding the text for this option to Sub-unit E-5.

RECOMMENDATION

Staff recommends approval of this editorial nomination because it adds text that was inadvertently left out of a previously adopted Plan Amendment. See Attachment 2 for recommended Plan text.

Attachment 1

ADOPTED COMPREHNSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, Amended through 6-30-2008, Reston-Herndon Suburban Center and Transit Station Areas, pages 46-48:

"Sub-unit E-5 (part of Reston Parkway Transit Station Area)

Sub-unit E-5 is located in the northwest quadrant of Reston Parkway and Sunrise Valley Drive. It is currently developed with office uses, including the Reston Crescent office park, which is approved for 3 buildings up to a .70 FAR.
This sub-unit is planned for office use at .50 FAR or residential use at up to 30 dwelling units per acre. In addition, the active recreation needs of the residents should be met either through provision of appropriate facilities on-site or a written agreement with another nearby residential development allowing use of their facilities.

For development in this sub-unit, including all baseline recommendations and options, pedestrian walkways should be provided to facilitate circulation throughout the land unit and should connect to walkways in adjacent land units and existing sidewalks or trails along major streets in or around the land unit. All proposed developments should be in conformance with the Urban Design Guidelines, located after the land unit recommendations.

Transit-oriented Residential Mixed-Use Option – At such time as a funding agreement for Bus Rapid Transit (BRT), as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.0 FAR may be considered within Sub-unit E-5 provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 35% but no more than 50% of the total gross floor area of the development. Office use combined may not exceed 50% of the total gross floor area and support retail, to be located in office, hotel or residential buildings may not exceed 15% of the total gross floor area. In addition, the following condition should be met:

- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets.

Rail-oriented Residential Mixed-Use Option – At such time as a funding agreement for rail, as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 2.0 FAR may be considered for the 5 acres within Sub-unit E-5 located closest to the rail station, provided that the mix of uses includes a residential component and a non-residential component

that includes office, hotel, and support retail. The residential component should be at least 40% but no more than 50% of the total gross floor area of the development. Some combination of office, hotel and support retail uses may comprise 50-60% of the total gross floor area of the development. In addition, the following conditions should be met:

- The site should provide direct pedestrian access to the station be a part of a larger project, approved under a consolidated site plan or as concurrent applications, that provides direct pedestrian access to the station.

- Grade-separated pedestrian links to the rail station are encouraged.

- A quality site layout should be provided with consolidated vehicular access to the site, parking structures that do not front on pedestrian areas, and shared parking to the maximum extent possible.

- Building heights should be limited to 140 feet.

- Transportation Demand Management measures as discussed on page 6 should be utilized to the maximum extent possible.

- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets."

Attachment 2

PROPOSED COMPREHNSIVE PLAN TEXT

The proposed addition to the Plan text is shown underlined in the text below.

MODIFY: The Fairfax County Comprehensive Plan, Area III, 2007 edition, Upper Potomac Planning District amended through September 10, 2007, Reston-Herndon Suburban Center and Transit Station Areas, page 47-48:

"Sub-unit E-5 (part of Reston Parkway Transit Station Area)

Sub-unit E-5 is located in the northwest quadrant of Reston Parkway and Sunrise Valley Drive. It is currently developed with office uses, including the Reston Crescent office park, which is approved for 3 buildings up to a .70 FAR.

This sub-unit is planned for office use at .50 FAR or residential use at up to 30 dwelling units per acre. In addition, the active recreation needs of the residents should be met either through provision of appropriate facilities on-site or a written agreement with another nearby residential development allowing use of their facilities.

For development in this sub-unit, including all baseline recommendations and options, pedestrian walkways should be provided to facilitate circulation throughout the land unit and should connect to walkways in adjacent land units and existing sidewalks or trails along major streets in or around the land unit. All proposed developments should be in conformance with the Urban Design Guidelines, located after the land unit recommendations.

Due to their proximity to the Reston Town Center and a potential rail station, as an option Tax Map 17-3((8))1A, 1B and 2A may be developed with office uses up to .70 FAR, subject to the following conditions:

- To the extent possible, development plans for the three parcels should provide for coordinated vehicular and pedestrian access to and circulation among the parcels, as well as consolidated or linked open space areas;
- An acceptable detailed transportation analysis is performed that identifies transportation improvements required to support the development;
- Transportation improvements, support for transit services and/or transportation demand management strategies, which may include but are not limited to frequent shuttle service to a transit facility, sufficient to mitigate adverse impacts on the adjacent roadway network be provided, as determined during the development review process;
- The development of these parcels should accommodate the planned underpass

under the Dulles Airport Access and Toll Road, connecting Sunrise Valley Drive and Town Center Parkway.

Transit-oriented Residential Mixed-Use Option – At such time as a funding agreement for Bus Rapid Transit (BRT), as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.0 FAR may be considered within Sub-unit E-5 provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 35% but no more than 50% of the total gross floor area of the development. Office use combined may not exceed 50% of the total gross floor area and support retail, to be located in office, hotel or residential buildings may not exceed 15% of the total gross floor area. In addition, the following condition should be met:

- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets.

Rail-oriented Residential Mixed-Use Option – At such time as a funding agreement for rail, as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 2.0 FAR may be considered for the 5 acres within Sub-unit E-5 located closest to the rail station, provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 40% but no more than 50% of the total gross floor area of the development. Some combination of office, hotel and support retail uses may comprise 50-60% of the total gross floor area of the development. In addition, the following conditions should be met:

- The site should provide direct pedestrian access to the station be a part of a larger project, approved under a consolidated site plan or as concurrent applications, that provides direct pedestrian access to the station.

- Grade-separated pedestrian links to the rail station are encouraged.

- A quality site layout should be provided with consolidated vehicular access to the site, parking structures that do not front on pedestrian areas, and shared parking to the maximum extent possible.

- Building heights should be limited to 140 feet.

- Transportation Demand Management measures as discussed on page 6 should be utilized to the maximum extent possible.

- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets."

APR Area Plans Review

2008-2009 NORTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: Heidi T. Merkel Daytime Phone: 703-324-1380

Address: c/o Department of Planning and Zoning

12055 Governement Ctr. Pkwy., Suite 730, Fairfax, VA 22035-5505

Nominator E-mail Address: heidi.merkel@fairfaxcounty.gov

Signature of Nominator (NOTE: There can be only one nominator per nomination):

/Heidi T Merkel

THIS BOX FOR STAFF USE ONLY

Date Received: 6/27/08

Date Accepted: 7-17-08 COR

Planning District: HM

Special Area:

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.)

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.

Senior Planner, Planning Division, Fairfax County Department of Planning and Zoning

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☐ Dranesville ☑ Hunter Mill ☐ Providence ☐ Sully

Total number of parcels nominated: 4

Total aggregate size of all nominated parcels (in acres and square feet): 40.87 acres 1,779,896 square feet

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☑ No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) ☑ Yes ☐ No

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: Please see Attachment 1

b. CURRENT PLAN MAP DESIGNATION: Office

c. CURRENT ZONING DESIGNATION: I-4

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). This nomination does not propose changing the current plan designation. It proposes to correct an editorial error that occurred at the time of Plan Amendment 2000-01 in 2001 (see Attachment 2).

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) N/A

f. NON-RESIDENTIAL: Check the appropriate use ☐ Office ☐ Retail ☐ Government/Institutional ☐ Industrial ☐ Open Space ☐ Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: N/A TOTAL Gross Square Feet: N/A

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	

**If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.*

h. RESIDENTIAL COMPONENT (Select the appropriate density range proposed and complete the table to the right):

☐ .1 - .2 du/ac (5-10 acre lots)
☐ .2 - .5 du/ac (2-5 acre lots)
☐ .5 - 1 du/ac (1 – 2 acre lots)
☐ 1 - 2 du/ac
☐ 2 - 3 du/ac
☐ 3 - 4 du/ac
☐ 4 - 5 du/ac
☐ 5 - 8 du/ac
☐ 8 - 12 du/ac
☐ 12 - 16 du/ac
☐ 16 - 20 du/ac
☐ 20+ (specify 10 unit density range) _____

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
_____			

Continued

PART 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

PART 6: JUSTIFICATION – See Attachment 2

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

☐ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

☑ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between May 1, 2008 and June 27, 2008 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

PART 4: CURRENT COMPREHENSIVE PLAN

a. Current Comprehensive Plan Text for nominated property.

From Area III, Upper Potomac Planning District, Reston-Herndon Suburban Center and Transit Station Areas, pages 46-48

"Sub-unit E-5 (part of Reston Parkway Transit Station Area)

Sub-unit E-5 is located in the northwest quadrant of Reston Parkway and Sunrise Valley Drive. It is currently developed with office uses, including the Reston Crescent office park, which is approved for 3 buildings up to a .70 FAR.
This sub-unit is planned for office use at .50 FAR or residential use at up to 30 dwelling units per acre. In addition, the active recreation needs of the residents should be met either through provision of appropriate facilities on-site or a written agreement with another nearby residential development allowing use of their facilities.

For development in this sub-unit, including all baseline recommendations and options, pedestrian walkways should be provided to facilitate circulation throughout the land unit and should connect to walkways in adjacent land units and existing sidewalks or trails along major streets in or around the land unit. All proposed developments should be in conformance with the Urban Design Guidelines, located after the land unit recommendations.

Transit-oriented Residential Mixed-Use Option – At such time as a funding agreement for Bus Rapid Transit (BRT), as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.0 FAR may be considered within Sub-unit E-5 provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 35% but no more than 50% of the total gross floor area of the development. Office use combined may not exceed 50% of the total gross floor area and support retail, to be located in office, hotel or residential buildings may not exceed 15% of the total gross floor area. In addition, the following condition should be met:

- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets.

Rail-oriented Residential Mixed-Use Option – At such time as a funding agreement for rail, as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 2.0 FAR may be considered for the 5 acres within Sub-unit E-5 located closest to the rail station, provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 40% but no more than 50% of the total gross floor area of the development. Some

combination of office, hotel and support retail uses may comprise 50-60% of the total gross floor area of the development. In addition, the following conditions should be met:

- The site should provide direct pedestrian access to the station be a part of a larger project, approved under a consolidated site plan or as concurrent applications, that provides direct pedestrian access to the station.

- Grade-separated pedestrian links to the rail station are encouraged.

- A quality site layout should be provided with consolidated vehicular access to the site, parking structures that do not front on pedestrian areas, and shared parking to the maximum extent possible.

- Building heights should be limited to 140 feet.

- Transportation Demand Management measures as discussed on page 6 should be utilized to the maximum extent possible.

- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets."

PART 6: JUSTIFICATION

On November 16, 1998, Land Unit E of the Reston-Herndon Suburban Center was amended as a result of adoption of Plan Amendment 95-39 (resulting from 1997-1998 Area Plans Review nomination 98-III-8UP and Out-of-Turn Plan Amendment (OTPA) S98-III-UP2). The adopted plan text added an option for Office use up to .70 FAR for specific parcels that were identified by tax map identification numbers.

On May 21, 2001, Plan Amendment 2000-01 (resulting from OTPA S98-CW-4CP) was adopted and made changes to all land units in the Reston-Herndon Suburban Center, including Land Unit E. One of the changes adopted at that time was the creation of sub-units to facilitate the inclusion of more detailed plan recommendations for transit station areas within the Suburban Center. Land Unit E was divided into five sub-units. The option for Office use up to .70 FAR that added as a result of Plan Amendment 95-39 concerned three parcels, one of which is located in Sub-unit E-4 and two parcels in Sub-unit E-5. However, when Plan Amendment was adopted, the text regarding this option was only included in Sub-unit E-4 and was inadvertently left out of Sub-unit E-5. This nomination proposes to correct that editorial error by adding the text for this option to Sub-unit E-5.

The proposed addition to the Plan text is shown underlined in the text below.

MODIFY: Pages 47-48 of the Area III volume, Upper Potomac Planning District, as amended through 9-10-2007, Reston-Herndon Suburban Center and Transit Station Areas, Sub-Unit E-5:

"Sub-unit E-5 (part of Reston Parkway Transit Station Area)

Sub-unit E-5 is located in the northwest quadrant of Reston Parkway and Sunrise Valley Drive. It is currently developed with office uses, including the Reston Crescent office park, which is approved for 3 buildings up to a .70 FAR.
This sub-unit is planned for office use at .50 FAR or residential use at up to 30 dwelling units per acre. In addition, the active recreation needs of the residents should be met either through provision of appropriate facilities on-site or a written agreement with another nearby residential development allowing use of their facilities.

For development in this sub-unit, including all baseline recommendations and options, pedestrian walkways should be provided to facilitate circulation throughout the land unit and should connect to walkways in adjacent land units and existing sidewalks or trails along major streets in or around the land unit. All proposed developments should be in conformance with the Urban Design Guidelines, located after the land unit recommendations.

Due to their proximity to the Reston Town Center and a potential rail station, as an option Tax Map 17-3((8))1A, 1B and 2A may be developed with office uses up to .70 FAR, subject to the following conditions:

- To the extent possible, development plans for the three parcels should provide for coordinated vehicular and pedestrian access to and circulation among the parcels, as well as consolidated or linked open space areas;
- An acceptable detailed transportation analysis is performed that identifies transportation improvements required to support the development;
- Transportation improvements, support for transit services and/or transportation demand management strategies, which may include but are not limited to frequent shuttle service to a transit facility, sufficient to mitigate adverse impacts on the adjacent roadway network be provided, as determined during the development review process;
- The development of these parcels should accommodate the planned underpass under the Dulles Airport Access and Toll Road, connecting Sunrise Valley Drive and Town Center Parkway.

Transit-oriented Residential Mixed-Use Option – At such time as a funding agreement for Bus Rapid Transit (BRT), as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.0 FAR may be considered within Sub-unit E-5 provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 35% but no more than 50% of the total gross floor area of the development. Office use combined may not exceed 50% of the total gross floor area and support retail, to be located in office, hotel or residential buildings may not exceed 15% of the total gross floor area. In addition, the following condition should be met:

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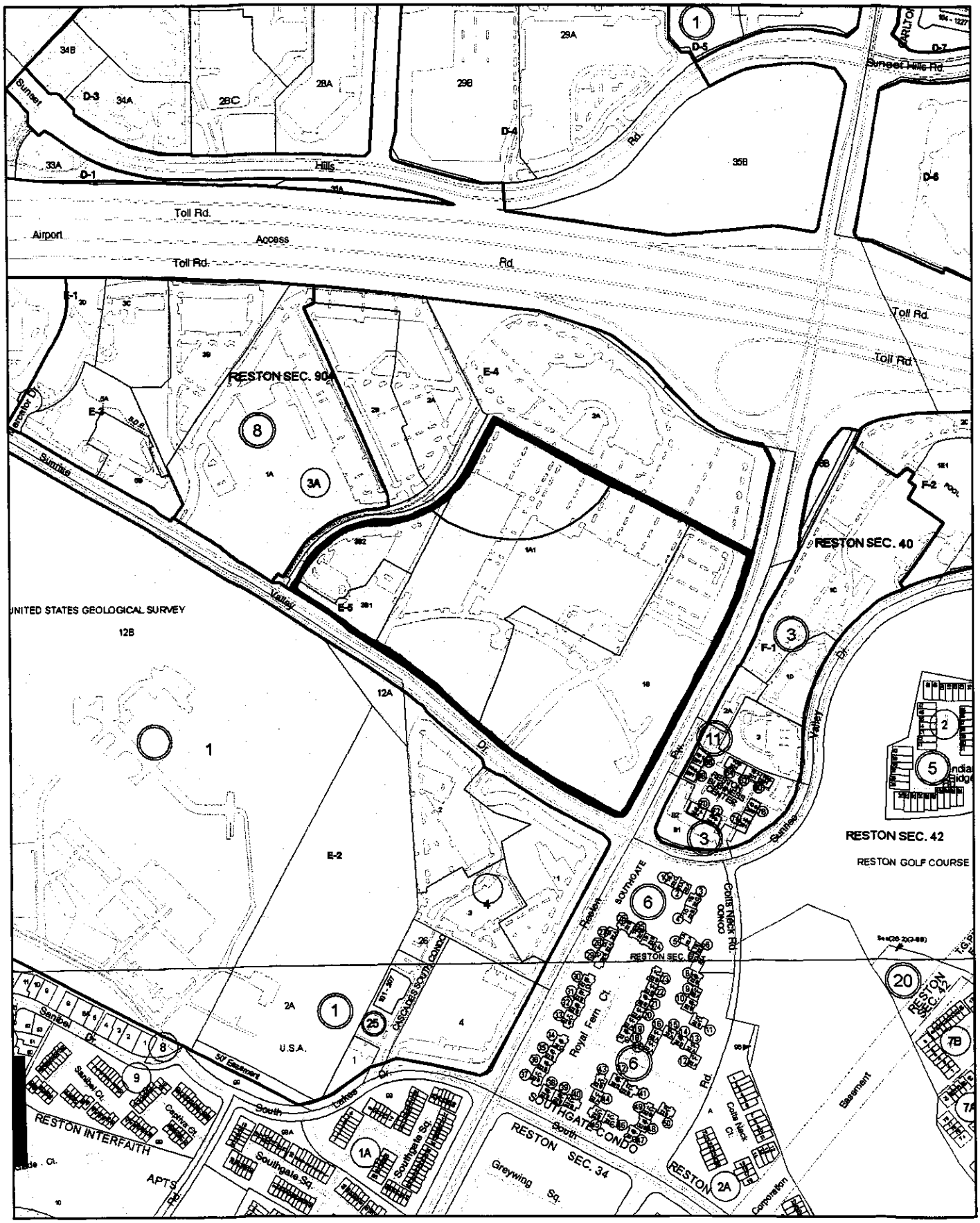
Rail-oriented Residential Mixed-Use Option – At such time as a funding agreement for rail, as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 2.0 FAR may be considered for the 5 acres within Sub-unit E-5 located closest to the rail station, provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 40% but no more than 50% of the total gross floor area of the development. Some combination of office, hotel and support retail uses may comprise 50-60% of the total gross floor area of the development. In addition, the following conditions should be met:

- The site should provide direct pedestrian access to the station be a part of a larger project, approved under a consolidated site plan or as concurrent applications, that provides direct pedestrian access to the station.

- Grade-separated pedestrian links to the rail station are encouraged.
- A quality site layout should be provided with consolidated vehicular access to the site, parking structures that do not front on pedestrian areas, and shared parking to the maximum extent possible.
- Building heights should be limited to 140 feet.
- Transportation Demand Management measures as discussed on page 6 should be utilized to the maximum extent possible.
- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets."

Location of Nomination re: Reston-Herndon Suburban Center Sub-unit E-5
2008-2009 North County Area Plans Review



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APR# 08-III-14UP
Page 9 of 9

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A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2008-2009 NORTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: PROVIDENCE **APR ITEM:** 08-II-4V

NOMINATOR(S): Timothy S. Sampson, Attorney/Agent for Vienna Metro LLC

ACREAGE: 28.91 Acres

TAX MAP I.D. NUMBERS: 48-2 ((24)) B, C, D

GENERAL LOCATION: South of Vienna Transit Station, West of Hunters Branch Condominiums

PLANNING AREA(S): II
District(s): Vienna
Sector: Lee (V1)
Special Area(s): Vienna Metro Station Area (Land Unit C)

ADOPTED PLAN MAP: Residential use at a density of 4-5 dwelling units per acre (du/ac)

ADOPTED PLAN TEXT: Residential use at a density of 4-5 du/ac; Option 1 for residential use at a density of 16-20 du/ac and 12-16 du/ac with conditions; Option 2 for Metro-oriented mixed-use up to an intensity of 2.25 FAR in core area with conditions

For complete Plan text see: http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/vienna.pdf

PROPOSED PLAN AMENDMENT: Add option to increase office use by substituting 700,000 square feet (sq.ft.) of residential use in core area with 700,000 square feet (SF) of office use in core area. The current Plan intensity of 2.25 FAR and associated conditions would remain unchanged.

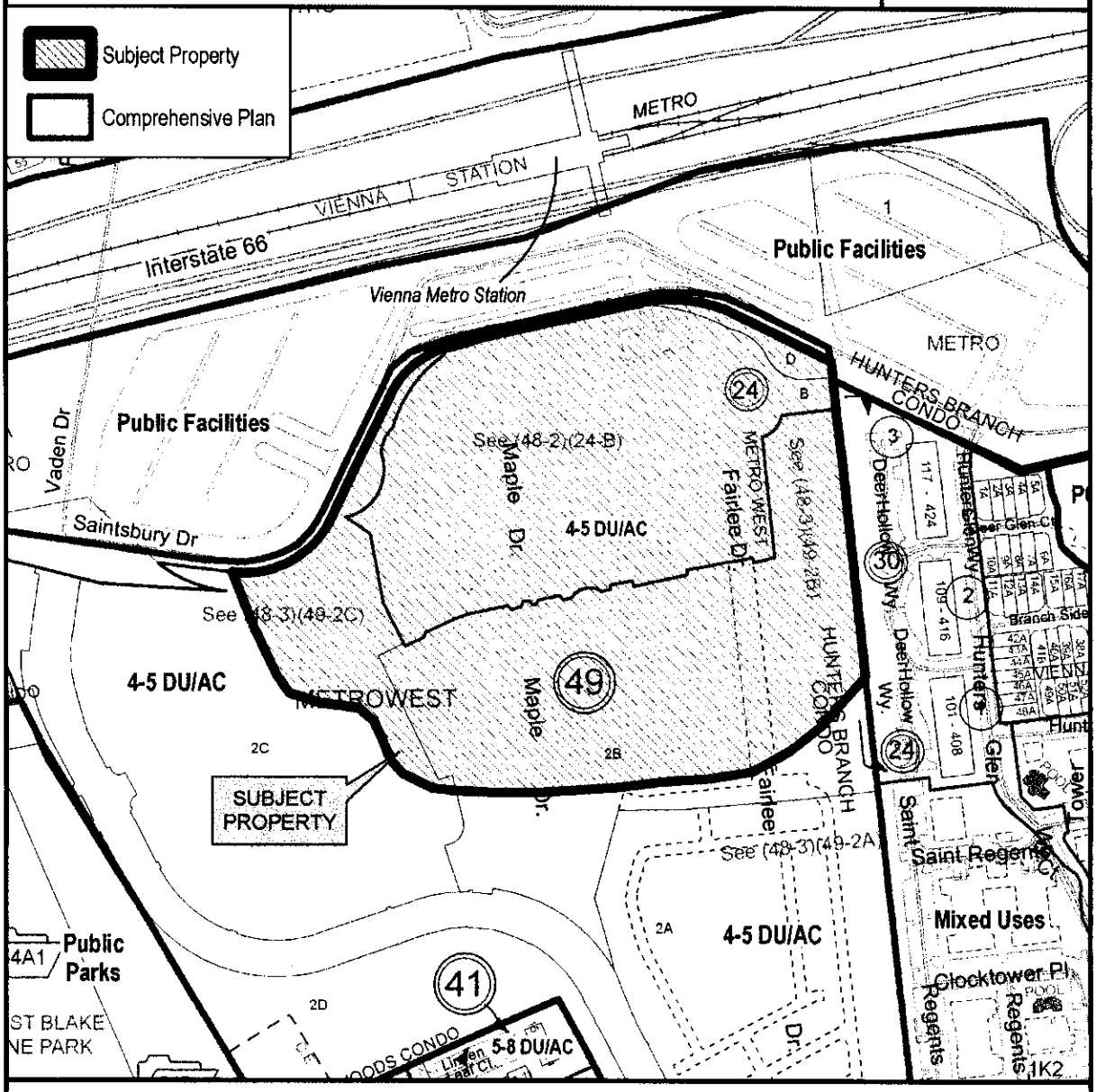
SUMMARY OF STAFF RECOMMENDATION

____ Approve Nomination as submitted
_X_ Approve Staff Alternative
____ Retain Adopted Plan

Staff supports the nomination to substitute office use in lieu of planned residential use within the core area. Staff recommends additional text to encourage this additional office use to be located in areas most impacted by noise, where residential use is less appropriate. Staff also recommends that this substitution not degrade the vehicular level of service of the surrounding road network as compared to the adopted Plan option. The adopted Plan redevelopment conditions will remain unchanged.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2008-2009 NORTH COUNTY APR #
08-II-4V
PROVIDENCE



Subject Property Current Plan: Residential use at 4-5 du/ac; Opt 1 for residential use at 16-20 du/ac and 12-16 du/ac with conditions; Opt 2 for mixed-use up to 2.25 FAR in core area with conditions

Nominated Plan Change: Substitute 700,000 s.f. of residential use in core area for 700,000 s.f. of office use in core area, 2.25 FAR to remain

Staff Recommendation: Adopt the staff alternative

300 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2009

CONTEXT

General Location:

The subject property is generally located south of the Vienna Transit Station and Saintsbury Drive, west of Hunter's Branch Condominiums, and east of the planned extension of Vaden Drive.

Existing and Planned Land Use and Zoning

Subject Property: The subject property is considered the approximately 23-acre core area of Land Unit C within the Vienna Transit Station Area (TSA) and is zoned Planned Residential Mixed-Use (PRM). It is the location of the former Fairlee subdivision and surface parking for the Vienna Metro station. The core area of Land Unit C is located within ¼ mile of the Vienna Metro Station platform and is planned for residential use at density of 4-5 dwelling unit per acre (du/ac) in the baseline recommendation, residential use at a density of 12-16 du/ac and 16-20 du/ac with conditions in the residential option, and primarily multi-family mixed-use development at an intensity up to 2.25 floor-area ratio (FAR) in the Metro-oriented mixed-use option. The final option includes, among others, conditions related to providing Affordable Dwelling Units (ADUs) and an age restricted housing component of approximately 145 units.

The nomination subject area consists of approximately 29 acres because the current Plan also recommends in the Metro-oriented mixed-use option that density credit for approximately five to six acres, generally considered the western portion of Land Unit C, would be utilized in the core area. These five to six acres would be dedicated for public purpose. The recommended intensity of 2.25 FAR is based on the additional land's inclusion. The nomination would not change this recommendation for the dedication.

Adjacent Areas:
North: The Vienna Metrorail Station is located to the north of the subject property and south of Interstate-66 and is planned for public facilities in Land Unit I in the Vienna TSA. This area is zoned R-1 and Planned Development Housing, PDH-20.

South and West: South and west of the subject property is the non-core area of Land Unit C. This area consists of vacant land and the former Fairlee subdivision, which contained single-family detached houses. The area is zoned PDH-12 and PDH-16. The Comprehensive Plan recommends several options for this area. The Residential Baseline recommends residential use at a density of 4-5 du/ac and open space with an option for residential use at a density of 5-8 du/ac with full consolidation of the Fairlee subdivision. The Plan also recommends a Residential Option, which recommends residential use at a density of 12-16 du/ac and 16-20 du/ac based on the achievement of conditions related to design, building height, open space, buffer, etc. The final option for Land Unit C recommends this area for open space and residential use at a density

of 12-16 du/ac and 8-12 du/ac with conditions related to parking, open space, affordable and elderly housing.

East Blake Lane Park, a public park; Saintsbury Plaza, an age-restricted senior housing development; and Circle Woods, a mix of multi-family and single-family attached dwelling units, are located to the south and west of the Land Unit C. These areas are zoned R-1 and R-8 and planned for public parks and residential use at 1-2, 2-3, and 5-8 du/ac. The southern boundary of Land Unit C abuts Lee Highway (Route 29) and vacant land exists across Lee Highway.

East: The Hunter's Branch development, which contains a mix of office, multi-family and single-family attached dwelling units, is located to the east of the subject property. It is planned for mixed-use development up to an intensity of 0.50 FAR and residential use at a density of 20-30 du/ac in Land Unit A of the Vienna TSA and zoned Planned Development Commercial (PDC).

PLANNING HISTORY

The Board of Supervisors adopted the current Comprehensive Plan on December 6, 2004 to recommend an option for Land Unit C of the Vienna TSA for a Metro-oriented, mixed-use redevelopment. This amendment, Plan Amendment (PA) S02-II-V2, consolidated the Plan recommendations for the former Land Unit C, Land Unit I, and the property between the Vienna Metro Station and Land Unit I, into the single area of an expanded Land Unit C. The amended Plan language for Land Unit C focuses the intense, mixed-use redevelopment in a core area, which is the subject area of the APR proposed nomination. PA S02-II-V2 resulted from a previous Area Plans Review nomination, APR item 01-II-4V that the Planning Commission denied due to the lack of consolidation and transportation concerns. PA S02-II-V2 was authorized when the consolidation was achieved. Concurrent with the evaluation and adoption of PA S02-II-V2 was the review of the Rezoning Application (RZ) 2003-PR-022, to implement the Metro-oriented, mixed-use Plan recommendations.

ADOPTED COMPREHENSIVE PLAN TEXT

The subject area is considered the core area of Land Unit C within the Vienna TSA, as mentioned in the General Location section. The core area is planned primarily for multi-family mixed-use development at an intensity up to 2.25 FAR, including Affordable Dwelling Units (ADUs) and an age restricted housing component of approximately 145 units.

For complete Plan text for Land Unit C, see Attachment 1.

NOMINATED PLAN AMENDMENT

The nomination proposes to replace up to 700,000 SF of planned residential use with up to 700,000 SF office use. The intensity would not change and has already been determined in the adopted Plan an intensity that is appropriate for a redevelopment within ¼ mile of a transit station.

ANALYSIS

The following analysis of the proposed APR nomination 08-II-4V assumes specific land use components and design, proffered with the approval of the RZ 2003-PR-022, dated March 21, 2006, as the basis for comparison.

Land Use: The Concept for Future Development identifies the subject property as part of the Vienna TSA, which is one of several transit-oriented, mixed-use activity centers in the county. The goals for development in these areas emphasize compatibility with the neighboring areas and the reduced reliance on the automobile through transit usage. Residents, employees, and visitors of these activity centers would have convenient access to jobs, housing, shopping, and recreation through a mixture of land uses and higher intensities. The proposed nomination, which would substitute up to 700,000 of planned residential use for an equivalent amount of office use, would maintain the maximum planned intensity of 2.25 FAR. This intensity is consistent with the Comprehensive Plan's guidelines for Transit Oriented Development, which encourage the placement of highest intensities close to transit.

The nomination would result in a reduction of the number of residential units in the core area to a minimum of 1,174 units: 124 low-rise multi-family and 1,050 mid/high-rise multi-family units. The maximum amount of office square feet would be increased up to 1,000,000 square feet. If this maximum substitution is utilized, then the primary use in the core area would remain as residential use, based on square feet (at least 62% residential use), and the majority of residential units in Land Unit C would remain in the core area (66% residential use), based on the maximum of 1,642 units in the core area and 2,248 units in the total development in RZ 2003-PR-022. The proposed land use mixture would continue to provide a live-work-shop-play environment in this situation. Furthermore, the additional office use would create more convenient access to employees who could take advantage of public transportation, especially if the new office use is located adjacent to Metro. In the Final Development Plan (FDP) from RZ 2003-PR-022, this area would be considered the general area of Building 7 (See Attachment 2).

The nomination does not propose to amend the conditions for redevelopment. Any redevelopment would need to meet the conditions for redevelopment in the core area, related to urban design, building height, orientation, parking, streetscapes, landscaping, plazas, community-serving retail use, and affordable and age-restricted housing. In regards to community-serving retail use, the current Plan recommends that 100,000 SF of this type of use

and other non-residential use should be located primarily within the core area. The nomination proposes a scenario with 80,000 SF of retail use. The proffer conditions include a range of 80,000-135,000 SF of retail and other non-residential uses within the core area and approximately 30,000 SF of public use in the land area to the west of the core area. The nomination does not propose to amend this condition and should continue to seek an amount of community-serving retail use above the minimum of the proffered range.

With respect to affordable housing, the adopted Plan recommends the replacement of affordable units that were lost with the redevelopment of the former Fairlee Subdivision and the provision of additional affordable dwelling units (ADUs), based on the Zoning Ordinance and the Residential Development Criteria in the Policy Plan. These ADUs would be distributed across the entire Land Unit C, including within the core area. The proffered rezoning complied with the Plan text. The current Plan text for the provision of ADUs would remain.

For age-restricting housing, the adopted Plan recommends that approximately 145 age-restricted units should be provided within the core area. The proffers for RZ 2003-PR-022 define that up to a total of 170 age-restricted units would be located in this area. This Plan text is proposed to and should remain the same as well.

Transportation: The Transportation Plan Map shows a new four lane collector through the nominated site and Lee Highway (Route 29) being improved to six lanes. No improvements are shown on the Trails Plan Map at this site; however, pedestrian and bike improvements to this area are stated in the Vienna Transit Station Area section of the Comprehensive Plan. Any redevelopment on the subject property should incorporate these transportation improvements, as currently planned and proposed.

The proposed office use could generate approximately 4,700 additional vehicle trips per day above the Comprehensive Plan, prior to any trip reductions being assumed. The nomination does not warrant a Virginia Department of Transportation (VDOT) Chapter 527 review because the nomination did not surpass the 5,000 additional trip threshold, as compared to the highest density recommended under the current Comprehensive Plan. The Code of Virginia (Chapter 527 §15.2-2222.1) requires localities to submit Comprehensive Plans and amendments to Comprehensive Plans that substantially affect transportation on state-controlled roads to the VDOT that are above this threshold. After transit and internal trip reductions are assumed, total vehicle trips per day could range from 3,000 to 3,900 additional trips based on the proposed change in use. During the peak hour, the nomination could have a significant effect on the traffic inbound during the morning and outbound during the evening.

The increase in traffic could adversely impact the surrounding roadway network; however, reverse use of the Metrorail Orange line by commuters heading west to the office development and substantial bus service to and from the west along the I-66 corridor would provide good transit access to the development. As described in the current Plan, the proposed development

should be able to achieve significant trip reductions for office and residential uses and take advantage of the reverse commuting opportunities. The current Plan recommends specific trip reductions for office and residential uses, and the nomination does not propose to amend these recommendations.

The following table shows the impact of the vehicular trips for the proposed development:

Trip Generation Estimates for APR 08-II-4V
Providence District

Current Comprehensive Plan

		AM Peak Hour		PM Peak Hour		Average
Development Type	**Sq Ft**	**In**	**Out**	**In**	**Out**	**Daily**
Office (710)	300,000	397	54	71	344	3,109
Retail (820)	80,000	92	53	259	281	5,874
Res Apts (220)	124	20	50	56	36	896
Res. High-Rise (222) Bldg. #1	314	24	71	69	44	1,439
Res. High-Rise (222) Bldg. #2	314	24	71	69	44	1,439
Res. High-Rise (222) Bldg. #3	272	21	62	61	39	1,278
Res. High-Rise (222) Remainder	618	46	139	128	82	2,525
Total		624	500	712	870	16,560

Proposed Development

		AM Peak Hour		PM Peak Hour		Average
Development Type	**Sq Ft/Units**	**In**	**Out**	**In**	**Out**	**Daily**
Office (710) Bldg. #1	300,000	397	54	71	344	3,109
Office (710) Bldg. #2	350,000	450	61	80	391	3,500
Office (710) Bldg. #3	350,000	450	61	80	391	3,500
Retail (820)	80,000	92	53	259	281	5,874
Res Apts (220)	124	20	50	56	36	896
Res. High-Rise (222) Bldg. #1	432	33	98	92	59	1,876
Res. High-Rise (222) Remainder	618	46	139	128	82	2,525
Total		1,488	516	766	1,583	21,280

					Trips
Net Impact of Proposed Amendment Above Comp Plan	864	16	54	714	4,720

[1] Trip rate formulas are from the Institute of Traffic Engineers (ITE) Book 7th Edition, 2003
[2] Trip rate formulas are used based on the approximate number of buildings and their associated sizes for the site. Should the number or size of the buildings change, the total net trip impact of the Proposed Amendment could vary.
[3] Trip generation estimates are provided for general order-of-magnitude comparisons only and do not account for pass-by, internal capture, or traffic reductions as a result of proximity to transit stations.

The FCDOT requested that the nominator provide additional traffic impact analysis to the County during this Plan Amendment review, due to the fact that the proposed nomination could increase vehicle trips by approximately more than 25% of what is currently allowed under the Comprehensive Plan. This additional work also was needed to respond to a condition recommended by the Providence Task Force at their meeting on December 1, 2008, which stated that the redevelopment should not degrade the level of service from what is currently approved. The nominator submitted the additional transportation information in the form of an intersection volume study, dated February 18, 2009.

The scope of the intersection volume study was limited to an analysis of the traffic volume at the four most impacted intersections, resulting from the nomination. Four intersection approach volumes that represented the road network were compared in three scenarios. Each scenario showed varying effects on the identified intersections as a result of different background traffic, trip reductions, and land use analyzed. The three scenarios were defined as follows:

Scenario One:

- Results from the 2005 rezoning traffic study (rezoning case # 2003-PR-022).
- Trip reductions for residential and office were 33% and 8.5%, respectively.
- *Reason*: Provides for a base case comparison against the other two scenarios.

Scenario Two:

- Same regional growth and trip reductions as Scenario One.
- The new land use from the APR nomination was added to this scenario to obtain site generated trips and total trips.
- *Reason*: Provides a comparison of only the proposed land use in the nomination to Scenario One while holding all other variables constant.

Scenario Three:

- Lower regional and existing volumes based on new background data from the nominator.
- The proffered trip reductions of 47% for residential and 25% for office were applied to this APR nomination to obtain site generated trips and total trips.
- *Reason*: Provides the nominator with an opportunity to present new background data to demonstrate that the intersections studied can accommodate the increase in vehicle trips from the proposed change in land use.

The results of the study demonstrate that the site generated traffic would increase when comparing Scenario Three to Scenario One. The increase is from 8% to 34% depending on the intersection and peak hour. The percentage increase is shown in Attachment 3. While this result is significant, the nominator has demonstrated that this additional site traffic can be accommodated on the road network due to the adjusted regional growth presented in Scenario Three. Scenario Three also shows that the Vaden Drive/Saintsbury Drive intersection in the AM peak hour has increased traffic due to this change in land use. The nominator states that the increase in trips would have no significant impact on the intersection operations because the trips will be distributed over all four approaches. FCDOT is concerned with the increase in trips at this intersection and recommends additional analysis during the subsequent zoning evaluation. This additional study should determine, for example, which intersection approach, if any, would have a significant increase in trips that could warrant additional improvements.

Further analysis also should evaluate the background assumptions of pipeline trips (trips resulting from development that is approved but not built), regional growth, and adjusted existing volumes, as well as the trip reductions for the nomination used in Scenario Three. These assumptions and reductions are different than what was agreed to in the 2005 rezoning traffic impact analysis. The background trips in Scenario Three were agreed upon for planning purposes

in order to examine the potential impacts that this development could have on the four identified intersections. They should be independently verified by FCDOT at the time of any zoning evaluation. If the assumptions are not accepted by FCDOT, then the additional trips generated by this site could have a significant effect on the four intersections.

This effect is demonstrated when Scenario Two is compared to Scenario One. Depending on the intersection, site generated trips could increase by 27% to 64% if the assumptions from the 2005 TIA are not changed. This increase is shown in Attachment 3. The Vaden Drive/Saintsbury Drive intersection could experience trip increases of approximately 20% when background trips as well as site generated trips are both included. While it is unknown if the site will generate this amount of traffic, Scenario Two should be evaluated for possible inclusion in the traffic impact analysis at the time of zoning evaluation.

Environment: No Resource Protection Area (RPA) or Environmental Quality Corridor (EQC) is present on the subject area. As the current Plan states, any new development of the area should incorporate landscaping to improve water quality and provide shade and screening for the proposed future development and achieve the conditions of the adopted Plan. The nomination is not proposing that any of the Plan recommendations for the environment be amended.

With regard to noise, the nomination does not specify the location of the residential use to be replaced. However, given the proximity to Interstate-66, residential development near the Interstate, would be subjected to noise levels which may exceed 75 dBA DNL. The proposed substitution of residential use for office use at this location could be appropriate as it is not considered a noise-sensitive use.

Finally, as the subject property is located within a Transit Station Area, redevelopment should achieve green building standards, as described in the Policy Plan. Furthermore, the adopted Area Plan language for Land Unit C of the TSA, which is not proposed to be changed, describes the conditions for redevelopment to include such features as Low Impact Development (LID) techniques, innovative stormwater management techniques, green roofs, porous pavers, energy efficient design and construction, and tree preservation and transplantation.

Schools: The proposed nomination is located within the Mosby Woods or Marshall Road Elementary Schools (ES), Jackson Middle School (MS), and Oakton High School (HS) boundaries. In reviewing the nomination, Fairfax County Public Schools (FCPS) has included both Mosby Woods ES and Marshall Road ES, since there was discussion during RZ 2003-PR-022 as to whether the boundary line should shift from Mosby Woods to Marshall Road ES.

A capacity deficit currently is anticipated at Jackson MS and Oakton HS in the projections for the 2013-2014 School Year. The deficit is exacerbated by two rezoning applications (RZ) that have been approved but not yet constructed. RZ 2005-PR-041 in the nearby Merrifield Area will generate an additional 20 students in Jackson MS, and the remaining units within the non-core

area of Land Unit C from RZ 2003-PR-022, adjacent to the subject property, will generate 106 additional students in the three affected schools. The proposed nomination would reduce the number of students entering the affected schools, as compared to the approved rezoning. The nomination would generate 28 fewer students than the core area of the approved rezoning, 106 and 134 students, respectively.

Parks and Recreation: The Fairfax County Park Authority (FCPA) has no comment on this application, as the application does not propose to change any of the existing Comprehensive Plan language associated with *Pedestrian Circulation* and/or *Parks, Open Space and Public Facilities* for Land Unit C of the Vienna Transit Station Area.

RECOMMENDATION

Staff supports the nomination to allow the flexibility to substitute office use in lieu of planned residential use within the core area. Additional office use, located adjacent to Metro, could promote transit usage and reverse commuting, take advantage of Transportation Demand Management (TDM) techniques, and alleviate the transportation-generated noise concern of residential use near Interstate-66. As proposed, all of the conditions for redevelopment, recommended in the current Plan, related to affordable and age-restricted housing, community-serving uses, urban design, streetscape and landscape improvements, TDMs, etc., would remain. Staff would recommend, however, the addition of text to encourage the additional office use be located in areas most impacted by noise to avoid placement of residential buildings in these areas. Also, staff supports the Task Force alternative related to transportation, which recommends that the redevelopment would not degrade the level of service of the surrounding road network from what is approved in the rezoning.

In regards to transportation, the nomination does not propose to amend the conditions for redevelopment or road improvements. However, additional analysis of the proposed option should be completed during the subsequent zoning evaluation of this Plan amendment. Particular attention should be paid to the Vaden Drive and Saintsbury Drive intersection. The varying background assumptions and trip reductions, similar to the intersection volume study completed February 2009, should be verified and possibly included in the traffic analysis at the time of rezoning.

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area II, Vienna Planning District, Vienna Transit Station Area, as amended through 1-26-2009, Land Unit C, page 26:

"***Office/Hotel Use*** – The office component of the mixed-use option should be at least 125,000 gross square feet in size but not exceed a total of approximately 300,000 gross square feet not including store front professional offices and live-work units (the combination of a private residence with professional office,

retail, or other non-residential use) that may be located in the ground floors of other buildings. Office use should be located close to the Metro Station to encourage transit usage by office workers and should provide for effective TDM measures. Vehicular access to the office use should be from internal roadways that connect to Saintsbury Drive. A hotel could be provided in addition to or as an alternative to the office or residential use.

As an option, up to 700,000 square feet of planned residential use may be replaced with up to 700,000 square feet of office use in the core area, for a total of up to 1,000,000 square feet of office use in the core area. Priority should be given to the location of this additional office use in areas that could be affected by noise, such as areas closest to Interstate-66. Redevelopment that utilizes this option should achieve the same conditions for development as compared to the original option

Residential Use – The residential component of the mixed-use option should not exceed a total of 2,250 dwelling units including all ADU, elderly and bonus units. A mix of housing types should be provided including single family attached and various types of multifamily units. An elderly and active adult housing component should be incorporated into the development. In order to maximize transit usage, approximately 70 percent or more of the residential units should be located within the Core Area, unless the option for office use is utilized. In this case, if the option for office use substitution is made, then at least 60 percent of the land use within the core area should remain as residential use and the majority of the residential units in Land Unit C should remain located in the core area. In addition, the residential component of the project should be designed in a manner that facilitates the use of vanpools, carpools and bicycles (See "Transportation", below). A portion of the market-rate and affordable units should be designed and provided as accessible units."

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area II, Vienna Planning District, Vienna Transit Station Area, as amended through 1-26-2009, Land Unit C, page 32-34:

"Transportation –

...

Capacity, Circulation, and Access Detailed traffic impact analyses should be done at selected intervals (identified at time of rezoning or other zoning evaluation) to determine the improvements required to mitigate the impacts of the proposed development on the transportation system. Particular attention should be paid to the Vaden Drive and Saintsbury Drive intersection. These impact analyses at the time of rezoning should include roads, transit and pedestrian system, and should be both an intersection analysis, as well as a cordon analysis that includes the roads surrounding the development. In addition, these impact analyses should demonstrate, in coordination with WMATA and Fairfax County, that sufficient existing and planned capacity should be available at the Vienna Metro Station to serve the additional ridership generated by the residential component of the development at build out. In order for the option for an office substitution to be implemented, a similar transportation analysis should be completed that takes into consideration the proposal, the assumptions utilized in the original analysis, and any changes to these assumptions. The analysis should demonstrate that the option would not degrade the level of vehicular service as compared to the original option.

....

Transportation Demand Management (TDM)

...

The TDM program will be evaluated initially in at least three stages during the development process; first at the time of rezoning, second before and during construction and third after project completion or "build

out." The TDM program also should be verified if amendments to the rezoning are proposed. In the first stage of evaluation, at the time of rezoning, a development application should demonstrate that TDMs will be provided to achieve the peak hour trip reduction goals stated above. If it is determined that the trip reduction goals as stated above are infeasible, the maximum office square footage and/or residential density should be reduced by an amount equal to the unachieved portion of the peak hour trip reductions. Once TDM levels are established at the rezoning stage, the TDM program must address interim stages of development to validate that the approved density can be accommodated. In the second stage of evaluation..."

Note: The Comprehensive Plan Map will not change.

Attachment 1

Complete Comprehensive Plan Text for Land Unit C of Vienna Transit Station Area

Fairfax County Comprehensive Plan, 2007 Edition, Area II, Vienna Planning District, as amended through 1-26-2009, Vienna Transit Station Area, Land Use Recommendations, pages 21-36:

"Land Unit C

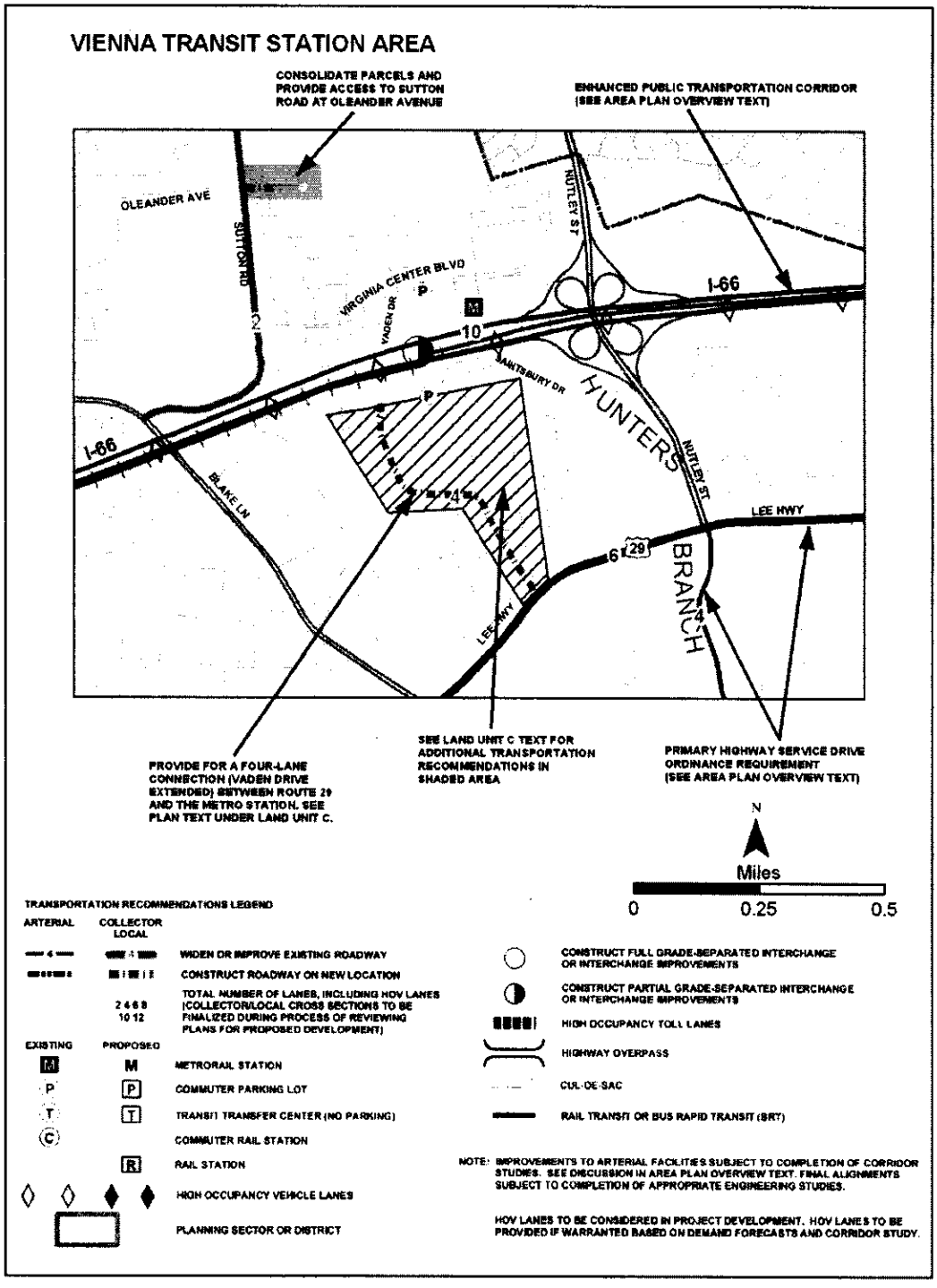
This land unit is approximately 70 acres in size and includes portions of East Blake Lane Park, a significant amount of vacant land and the former Fairlee subdivision, an older residential neighborhood adjacent to the Metro station that contained 61 single-family detached houses, a parsonage and a church. The full consolidation of the Fairlee subdivision will provide an excellent opportunity for redevelopment to occur under a single integrated development plan.

Residential Baseline

The baseline recommendation for this land unit is residential use at 4-5 dwelling units per acre as shown on the Plan Map. The area that comprises the former Fairlee subdivision is planned at a higher density of 5-8 dwelling units per acre if the full consolidation of this subdivision is achieved in accordance with the Policy Plan's Guidelines for Neighborhood Redevelopment.

A portion of the land unit along Saintsbury Drive has been approved for age-restricted, multi-family residential use. A portion of East Blake Lane Park is located in this land unit and is planned for public park use. Absent its inclusion into the Metro-oriented Mixed-Use Option, the WMATA parcel located south of Saintsbury Drive is planned for open space and the limited surface parking that currently exists.

At the residential baseline density, it is anticipated that access will be provided by the existing local streets, although the development of new streets could be provided. Right-of-way should be dedicated to Fairfax County for the future road connection between Route 29 and Vaden Drive as shown on Figure 9. Pedestrian access to the Metro station area is a key feature of development of this land unit and should be provided as part of any future development. This pedestrian access should include a connection with the W&OD/Fairfax City Connector Trail.



TRANSPORTATION RECOMMENDATIONSFIGURE 9
VIENNA TRANSIT STATION AREA
V1, V5 COMMUNITY PLANNING SECTORS

Residential Option

As an option, if the former Fairlee subdivision is consolidated with the undeveloped parcels to the west, higher density residential use may be appropriate if the following conditions are met:

- The overall density will be calculated based on a density range of 16-20 dwelling units per acre for the former Fairlee subdivision and 12-16 dwelling units per acre for the remaining portion of the consolidation;
- Densities should taper down from the area closest to the Metro station towards Route 29 and the Circle Woods subdivision to encourage transit usage and to provide an effective transition to existing residential areas;
- Building heights should not exceed 65 feet;
- Substantial usable open space should be provided for the residents of the new development. In addition, land should be dedicated to enlarge East Blake Lane Park;
- A 50-foot buffer should be provided to adjacent development;
- Development should preserve the natural vegetation and environmental amenities of the site to the extent feasible given the planned density;
- Adequate outfall and storm water management (SWM) that fully mitigates the impact of development should be provided;
- The impact of development on schools should be mitigated. The applicant should work with the community and Fairfax County Public Schools to identify the appropriate commitments to address projected impacts;
- Affordable housing should be provided either through compliance with the Affordable Dwelling Unit Ordinance or an appropriate proffer of land or units for affordable housing; and,
- Coordinated circulation and access should be provided as shown on Figure 9, including dedication and construction of the four-lane connector road (Vaden Drive Extended) between Route 29 and the Metro Station.

Metro-oriented Mixed-use Option

This land unit represents an excellent opportunity to promote transit oriented mixed-use development at the Vienna Metro station. To achieve this, the fully consolidated Fairlee subdivision and undeveloped parcels to the west should be consolidated with property owned by the Washington Metropolitan Area Transit Authority (WMATA) located south

of Saintsbury Drive adjacent to Fairlee. Including WMATA's property within the overall development will allow for a better integration of land uses with the transit station. A coordinated development, in partnership with WMATA, will provide the opportunity to enhance pedestrian access by making changes to the location of some station facilities. Absent inclusion of the WMATA property into the Metro-oriented Mixed-Use Option, the WMATA parcel is planned for open space and the limited surface parking that currently exists.

This mixed-use option, which includes residential and non-residential uses, encourages the creation of a land use pattern that supports mass transit by locating housing, retail and employment uses within walking distance of the rail station. Development should include residential, retail, service and public uses and should be concentrated in the area that is within 1/4 mile of the Metro station platform, as set forth below. Office use may be appropriate with an effective Transportation Demand Management (TDM) program and with its associated parking limited as set forth below under "Parking". Hotel use may also be appropriate. The entire proposed development must address a number of development elements or conditions related to such things as design, transportation, pedestrian circulation, affordable housing, and public facilities, as discussed below.

This mixed-use option represents a highly integrated vision, whose synergy lessens the impacts of development on this site by creating conditions that minimize the need for automobile use. This density/intensity will be successful only if several core components – retail, commercial and transportation demand management – succeed individually and collectively, and are also designed to serve the needs of the surrounding neighborhoods.

The proposed transit-oriented mixed-use development is envisioned to be divided into four areas as shown on Figure 10.

- The area that is within ¼ mile of the station platform (the Core Area) consists of approximately 23 acres and is planned for a primarily multi-family mixed use development at a FAR of up to 2.25, including Affordable Dwelling Units (ADUs) and an age restricted housing component of approximately 145 units. Density credit for approximately five to six acres of land, that has or that will be dedicated for public purposes, (generally located west of Vaden Drive extended and north of the Circle Woods community) can be utilized in this portion of the site. The Core Area should be characterized by the tallest buildings; off-street parking should be provided in above and below grade structures; streetscape and plazas should be well integrated into the development to serve the residents, as well as the general public; and, other landscaped open space areas should be incorporated to provide an alternative to the paved surfaces.

- The area west of the Core Area consists of approximately 12.5 acres and is planned for 12 - 16 dwelling units per acre; the northernmost approximately 3.5 acres of this area can be developed with up to 230 units of elderly housing, provided that 15% of these units are provided as ADUs. The area west of the Core should be characterized by low to mid-rise multi-family dwelling units, including stacked townhouse units, with off-street parking provided in above and below grade structures and in garages. Open space amenity areas should be functionally integrated into the area in order to provide recreational opportunities for residents of the development, as well as a visual amenity for those walking or driving through the development.

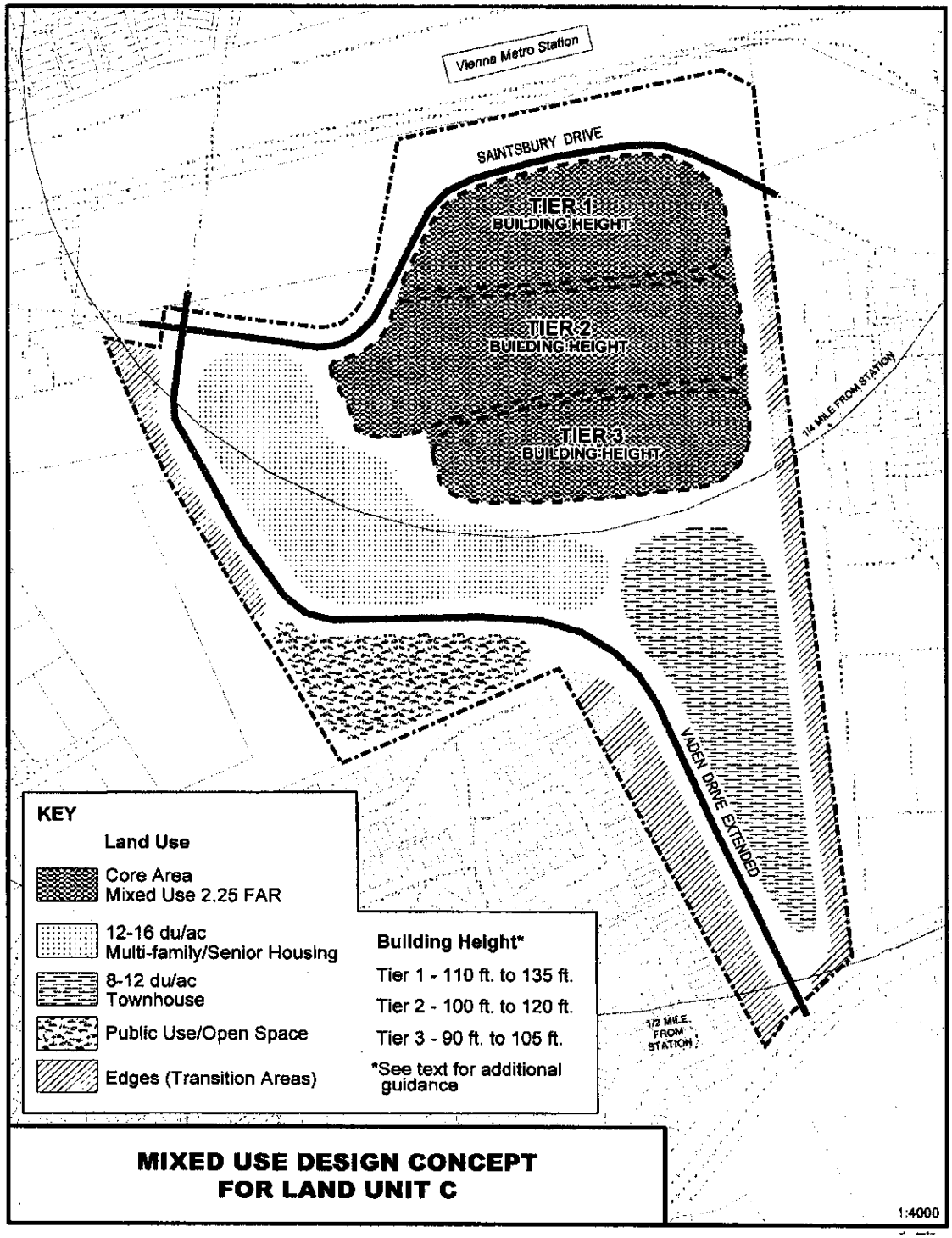


FIGURE 10

- The area south of the Core Area consisting of approximately 16 acres is planned for 8 – 12 dwelling

units per acre. This area should be characterized by townhouse and/or stacked townhouse units. Off-street parking should be primarily within individual garages. A landscaped "village green" as well as other landscaped open space areas should be well integrated into this portion of the site.

- The area west of Vaden Drive should be dedicated to the County for open space and public use, including a potential site for a community facility.

Design – The development proposal should create a mixed-use activity center. A "town center" or "main street" character should be promoted by orienting residential and non-residential uses to sidewalks and plaza areas, by locating the buildings close to roadways and their associated sidewalks, and by providing streetscape amenities such as street trees, sidewalks, plazas, retail browsing areas, street furniture and landscaping. To encourage Metro use, and patronage of the retail uses by transit users, buildings should be oriented to the Metro and designed in a manner that will facilitate pedestrian access to the station as well as to retail and support service uses and outdoor plaza areas. Buildings and streetscape should be designed in a manner that enhances the pedestrian circulation system, encourages the use of outdoor spaces and does not create barriers to pedestrian circulation from both on- and off-site. Buildings should be constructed of materials such as brick, masonry, pre-cast, and glass. Buildings should establish a pedestrian scale in relationship to the street by employing compatible architectural features such as varied roof lines and building heights, articulation of facades, and variations in window and building details, texture, pattern and color of materials. Coordinated public space furniture and entry features are encouraged, as are arcades, awnings, and other building features that distinguish ground floor retail and other non-residential uses. The development should be exemplary in terms of site and building design, construction materials and on-site amenities.

Office/Hotel Use – The office component of the mixed-use option should be at least 125,000 gross square feet in size but not exceed a total of approximately 300,000 gross square feet not including store front professional offices and live-work units (the combination of a private residence with professional office, retail, or other non-residential use) that may be located in the ground floors of other buildings. Office use should be located close to the Metro Station to encourage transit usage by office workers and should provide for effective TDM measures. Vehicular access to the office use should be from internal roadways that connect to Saintsbury Drive. A hotel could be provided in addition to or as an alternative to the office or residential use.

Residential Use – The residential component of the mixed-use option should not exceed a total of 2,250 dwelling units including all ADU, elderly and bonus units. A mix of housing types should be provided including single family attached and various types of multifamily units. An elderly and active adult housing component should be incorporated into the development. In order to maximize transit usage, approximately 70 percent or more of the residential units should be located within the Core Area. In addition, the residential component of the project should be designed in a manner that facilitates the use of vanpools, carpools and bicycles (See "Transportation", below). A portion of the market-rate and affordable units should be designed and provided as accessible units.

Retail, Service, Institutional and Other Uses – It is essential that non-residential, non-office uses be incorporated into the development throughout the build-out of the multifamily residential and office development, particularly in the "town center" and "main street" portions of the Core Area. To that end, a total of at least 100,000 gross square feet of retail, service and institutional uses should be provided to serve the employees, transit users and residents of the area. These uses should be located primarily in the ground floors of the buildings that front the "town center" and "main street" portions of the Core Area. Such uses should be phased to the phases of the development. The provision of a full-service grocery store, at least 15,000 gross square feet in size, within a Core Area building is critical to the success of the Metro-oriented Mixed Use Option (convenience retail or a quick service food store will not satisfy this condition). Other such retail, service and institutional uses may include financial institutions, full-service restaurants, delis and other food services, bookstores, boutiques, a pharmacy, dry cleaners, and other personal service establishments, health clubs, professional storefront offices, live-work units, and institutional, cultural, recreational, governmental and other service uses. In order to create a street presence, these uses should be

primarily incorporated into the design of the lower floors of non-residential and residential buildings and should have direct public access and display windows oriented towards pedestrian walkways, and, where appropriate, to vehicular drives and/or streets. In addition, the ground level of above grade parking structures should contain store front non-residential uses to the maximum extent feasible. A child care center(s) should be provided within the development to serve both the residents of the community and transit riders.

There should be no drive-through uses.

Building Height - Development should be concentrated within the Core Area with maximum building heights as shown on Figure 10 and as described in the following text. Buildings closest to the Metro Station should be the tallest buildings on the site, with other buildings tapering down as they become further from the Metro station. The first tier of buildings closest to the Metro Station should be no greater than 110 feet in height. If retail and/or other non-residential uses are located in the first floor of buildings in this first tier, such building(s) may be 135 feet in height. However, if a grocery store is located in one of the buildings closest to the Metro platform, that building may be up to 150 feet in height, to the extent that additional height is needed to accommodate this use. Buildings located in the second tier of the Core Area should be no greater than 100 feet in height unless retail and/or other non-residential uses are located in the first floor, in which case building height may be increased to 120 feet. Building heights located in a third tier should be no greater than 90 feet and, if other retail and/or non-residential uses are located in the first floor of buildings in the third tier, then building heights may be increased up to 105 feet. To provide visual interest, building heights should not be uniform in the Core Area. Outside the Core Area, heights should transition downwards to be compatible with existing residential areas, with buildings ranging from 35 to 75 feet in height. Elderly housing may be located in buildings up to 75 feet in height outside the Core Area and up to 105 feet if located inside the Core Area. Buildings adjacent to the Hunters Branch community should be at a comparable height of approximately 52 feet and those west of Vaden Drive Extended adjacent to Circle Woods should be no more than 35 feet in height.

Environment - Given the planned density under this option, exemplary attention should be paid to off-setting impacts on both the natural and man-made environment. The development should incorporate such things as Low Impact Development (LID) techniques and other innovative approaches to handling stormwater, use of green roofs and porous pavers, energy efficient design and construction techniques, and tree preservation and transplantation.

Trees, Landscaping and Streetscape – A comprehensive landscape plan should be provided which identifies the location and types of trees, flowers and shrubs that will be provided throughout the proposed development. Landscaping should be provided that is attractive in all seasons and provides shade to seating areas and pedestrian sidewalks and trails during summer months. In developing the landscape plan, emphasis should be placed on preserving some existing vegetation, transplanting some existing vegetation, and utilizing native plantings and trees that are known to mitigate air pollution.

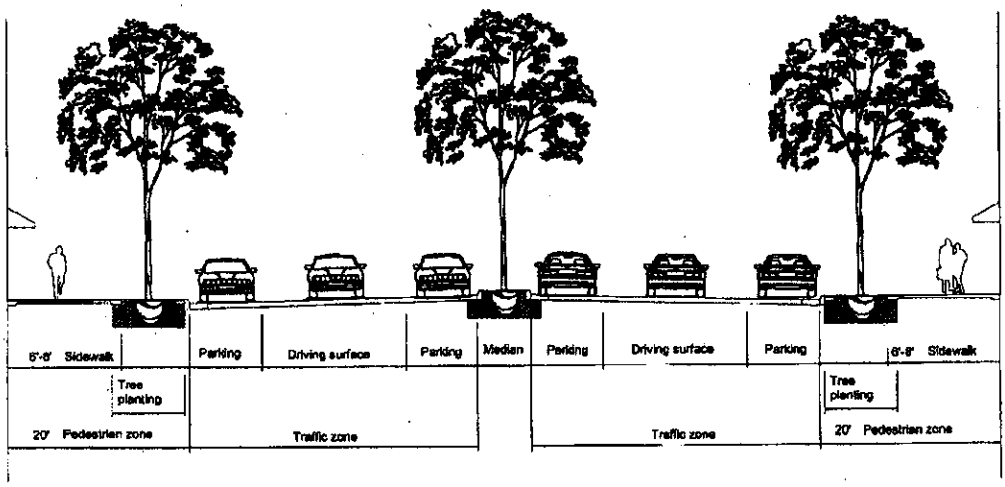
A detailed streetscape plan should be provided for Vaden Drive, Saintsbury Drive and the major internal roadways within the development. This streetscape plan should detail the types and location of street trees, sidewalk/trail dimensions and general location and types of pedestrian amenities and should generally conform to the concepts shown in Figures 11 and 12. Sidewalks should be sufficiently wide to accommodate pedestrians, as well as to provide sufficient space for activities such as window shopping, seating, and outdoor dining.

Parking - Most off-street parking should be located behind or beneath the buildings. In order to promote the use of mass transit, parking for the multi-family and office uses should not exceed a ratio that is 10% higher than the minimum Zoning Ordinance requirements, not including parking spaces allocated to support TDM programs such as car sharing (e.g. FlexCar/ZipCar), car/van pool and fleet vehicles, shuttle vans/buses and the like. In order to be transit and pedestrian friendly, parking structures should generally be internal to the site and not oriented towards the Metro Station. If not located beneath the buildings, parking structures should be integrated into the development through the incorporation of other uses where feasible into the

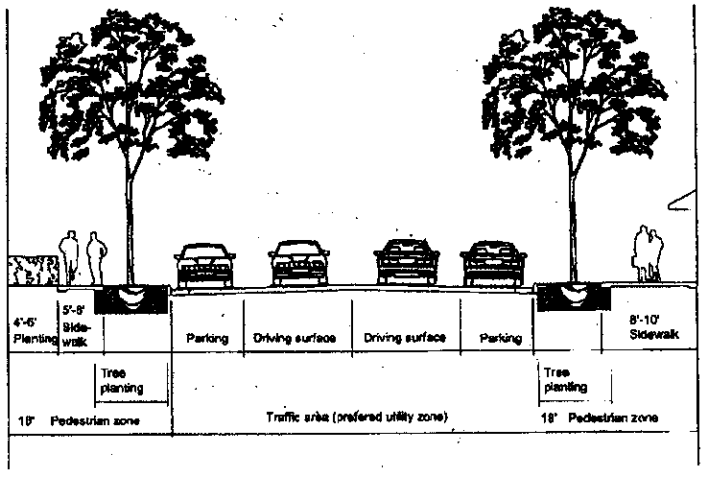
structure and through the use of architectural features and landscaping. Green roof elements and similar features should be incorporated into the design. Visitor parking should be convenient and well distributed throughout the site. Consideration should be given to the provision of parking spaces dedicated for Metro use in the parking structures near the Metro station, provided that primary access for any Metro parking is from Saintsbury Road or other parallel roadways. In addition, temporary surface parking may be provided for Metro patrons.

Storm Water Management – It is expected that adequate outfall and storm water management (SWM) that fully mitigates the impacts of this development be provided. Detention of storm water that flows from the Metro station property to the site should be accommodated to the extent feasible. In addition to fully mitigating the drainage impacts of this development, the developer should improve the existing conditions of Hatmark Branch proximate to the site, which may require that SWM facilities exceed the minimum standards in the Public Facilities Manual. The quality of Hatmark Branch should be improved proximate to the site through stream restoration, which may include bed and bank stabilization, reforestation and the possible creation of wetlands, provided that agreements can be reached with affected property owners. No stormwater detention ponds or similar detention facilities proposed in conjunction with the development of Land Unit C should be located off site. SWM facilities should be designed to incorporate plantings as may be appropriate to improve the appearance and function of the facilities.

The grading associated with the redevelopment of Land Unit C should be done in a manner that best manages stormwater. An underground SWM facility should be provided to help



DIVIDED ROAD

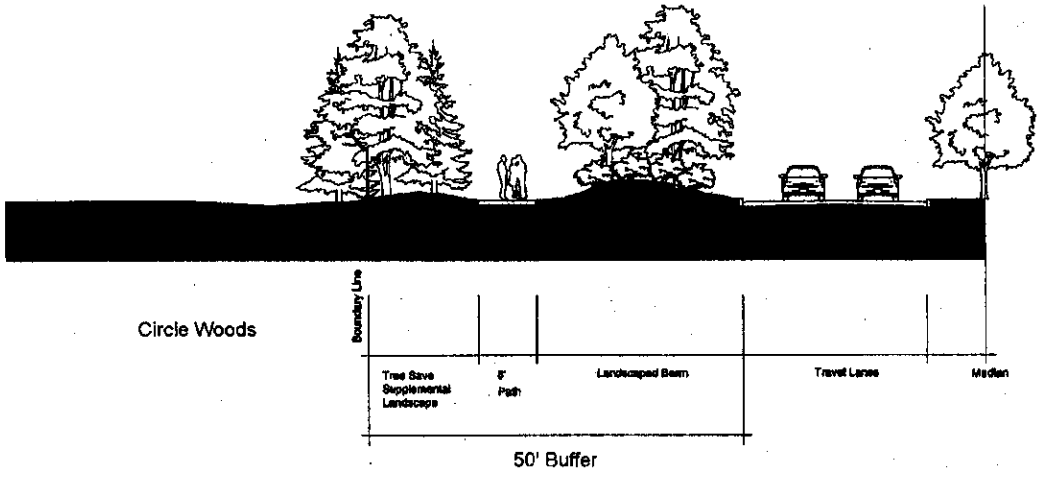


UNDIVIDED ROAD

STREETSCAPE CONCEPTS

g\..cplg...

FIGURE 11



BUFFER ADJACENT
TO VADEN DRIVE EXTENSION

FIGURE 12

regulate the flow of water into Hunters Branch. SWM facilities may need to exceed the minimum standards in the Public Facilities Manual.

Affordable Housing – Affordable dwelling units (ADUs) within Land Unit C and contributions to affordable housing should be provided in accordance with the provisions of the Zoning Ordinance and the Residential Development Criteria. In addition to meeting the provisions that will result in ADUs based on the number and types of building constructed, the developer should replace units lost with the redevelopment of the former Fairlee Subdivision with affordable units. Consideration should be given to providing these additional units in partnership with a non-profit organization. The affordable units should be provided on site and dispersed throughout the development to the extent feasible. The provision of a portion of the ADU units as accessible units is strongly encouraged.

Noise Mitigation - Noise attenuation measures should be provided in accordance with County policy for all residential uses. Additionally, there should be no residential buildings located within 200 feet of the I-66 right of way.

Parks, Open Space and Public Facilities – To enhance the quality of this development and to meet the recreation needs of residents, substantial, usable open space and other on-site facilities should be an integral part of the proposed mixed-use development. Open lawn areas, urban parks, plazas and courtyards should be incorporated into the overall design to serve residents, employees and visitors to the area. These spaces should be appealing places to gather with seating, lighting, landscaping and other amenities. Open space should exceed minimum requirements, and overall should total more than 35 percent. Opportunities for public art should also be incorporated into the development.

In addition, provision should be made for a community facility, which may include opportunities for indoor recreation, community meeting space, a police satellite substation or other community needs, as may be identified by the County in coordination with the community.

Schools – The impact of the proposed development on schools should be mitigated. The applicant will work with the community and Fairfax County Public Schools to identify appropriate commitments to address projected impacts.

Buffers and Transitions to Existing Communities – Effective buffers and transitions that are outside of individual lots should be implemented to ensure that a compatible relationship is achieved between development in Land Unit C and the abutting residential communities. These transitions should include: a 50-foot buffer along the western property line adjacent to Circle Woods; a 20-foot buffer and barrier along the southern property line adjacent to Circle Woods; a 30-foot buffer along the eastern property line adjacent to Hunters Branch; and, a 10-foot buffer along the eastern property line adjacent to Regents Park. Each buffer area should be appropriately landscaped to aid in the transition. An attractive barrier should also be provided along or inside the property lines adjacent to the aforementioned buffer areas to help screen existing communities from the proposed redevelopment. The buffer area adjacent to Regents Park should not be enclosed by solid barriers on both sides. A pedestrian/bike trail can be located within the 50-foot buffer adjacent to Circle Woods.

Pedestrian Circulation – A pedestrian circulation plan should be provided that directly connects the development to the Metro property and to the station's platform and provides

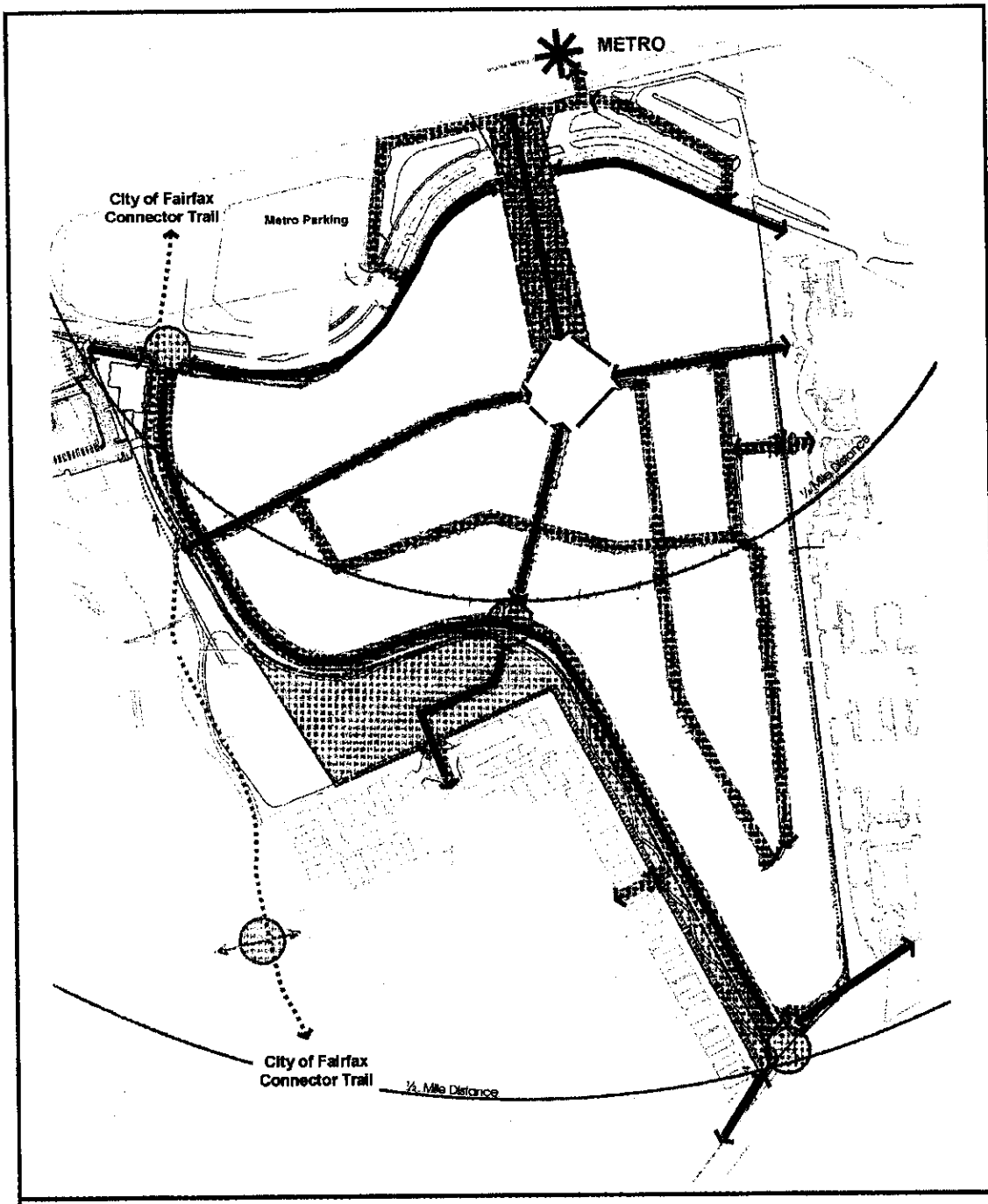
pedestrian connections to Circle Woods and Hunters Branch (see Figure 13). Particular attention should be given to providing safe pedestrian connections across Vaden Drive and across Lee Highway at Vaden Drive and across the Lee Highway and Nutley Street intersection. The development should have sidewalks on both sides of all major internal streets and unrestricted pedestrian access, so that pedestrian circulation around and through the development will be enhanced and not impeded. Pedestrian connectivity should be provided between the development and neighboring communities to the extent that those existing communities wish to avail themselves of this amenity. The development should provide streetscape amenities such as street trees, sidewalks, plazas, street furniture, and landscaping to encourage pedestrian activity; paths should be well lighted for pedestrian safety. The W&OD/City of Fairfax Connector trail should be realigned and access to the trail from adjoining residential neighborhoods for pedestrians and bicycles, and all modes normally permitted on such trails should be provided. Trees should be provided on both sides of the City of Fairfax Connector Trail that is located within East Blake Lane Park adjacent to the area where the trail is to be realigned. A pedestrian bridge across Hatmark Branch in East Blake Lane Park should be provided to improve trail usage and access to Metro.

Transportation – It is essential that the impacts of the development allowed under this option be offset through a combination of additional roadway and transit capacity, roadway and pedestrian circulation and access improvements, and effective transportation demand management (TDM) measures.

Capacity, Circulation, and Access Detailed traffic impact analyses should be done at selected intervals (identified at time of rezoning) to determine the improvements required to mitigate the impacts of the proposed development on the transportation system. These impact analyses should include roads, transit and pedestrian system, and should be both an intersection analysis, as well as a cordon analysis that includes the roads surrounding the development. In addition, these impact analyses should demonstrate, in coordination with WMATA and Fairfax County, that sufficient existing and planned capacity should be available at the Vienna Metro Station to serve the additional ridership generated by the residential component of the development at build out.

In order to facilitate efficient internal circulation and access to the Metro station, development of a four-lane divided roadway connecting Route 29 and the Metro station (Vaden Drive extended), as shown in Figure 9, should be constructed with the first phase of development. No vehicular connection should be provided between Circle Woods Drive and Vaden Drive. Vaden Drive should be developed as a boulevard with a landscaped median to provide safe refuge for pedestrian crossings. This roadway should be designed in such a manner as to foster low vehicular speeds, facilitate safe pedestrian crossings in designated locations, and minimize grading into East Blake Lane Park. In addition, turn lanes should be minimized as a way to reduce the crossing distances for pedestrians. Any retaining walls associated with the construction of the road should be low in height, terraced with vegetation provided on the terrace areas, and located in such as manner as to not interfere with pedestrian access from the park to the development and to the transit station.

The County should also take the appropriate measures to ensure that tank trucks and vehicles carrying hazardous cargo are prohibited from using Vaden Drive extended.



CONCEPTUAL PEDESTRIAN PATHWAYS AND CONNECTIONS

FIGURE 13

To further enhance pedestrian access to the Metro Station, the station access road (Saintsbury Drive) should be redesigned to improve pedestrian access to the station including relocating the existing bus bays, taxi stands and parking, and improving access to the park and ride facilities. This redesigned access road will greatly reduce the existing vehicular and pedestrian conflicts at this location. It should also contribute to clearly defining pedestrian access points for those who will be walking from and through the new development, as well as pedestrians from the existing communities located south of the station, such as Hunters Branch and Regents Park. Traffic calming measures should be provided to facilitate safe pedestrian crossings throughout the development.

Off-site improvements, such as improvements to the Route 29 and Nutley Street intersection, may be appropriate at the initial stage of redevelopment to help ease existing congestion in the area.

Transportation Demand Management (TDM) A transportation demand management (TDM) program should be provided that encourages the use of transit (Metro and bus) and high occupant vehicle commuting modes, and that utilizes measures to reduce automobile trips. The TDM program should grow in size and scope as the proposed development of the site occurs. While this program will start under the auspices of the developer, it will ultimately be maintained and funded by the residents and business owners. The TDM program should be established with an initial contribution from the developer that is sufficient to ensure that it will operate during the construction, marketing, and occupancy phases. Additionally, long term funding for the TDM program should be ensured by mechanisms that may include a specified yearly contribution based on each residential unit and non-residential square foot. TDM measures employed during the initial and subsequent development phases will have an objective of reducing vehicular trips in the peak hours by a specified amount, with the exact number to be negotiated between the County and the applicant based upon the number and types of units and uses being developed. In general, at build out, it is expected that, for the residential portion of the development, a reduction in peak hour trips of 47% should be achieved through the use of transit and other means; for the office portion of the development, a peak hour trip reduction of 25% is expected to be achieved through the use of transit and other means.

The TDM program will be evaluated initially in at least three stages during the development process; first at the time of rezoning, second before and during construction and third after project completion or "build out." In the first stage of evaluation, at the time of rezoning, a development application should demonstrate that TDMs will be provided to achieve the peak hour trip reduction goals stated above. If it is determined that the trip reduction goals as stated above are infeasible, the maximum office square footage and/or residential density should be reduced by an amount equal to the unachieved portion of the peak hour trip reductions. Once TDM levels are established at the rezoning stage, the TDM program must address interim stages of development to validate that the approved density can be accommodated. In the second stage of evaluation, before and during construction, the county will establish interim TDM targets for each phase of development. As residents move into the new community, county supervised surveys of actual resident behavior will be conducted to verify TDM success based on the interim trip reduction targets. If the interim targets are not met, additional measures will be required to reduce the number of vehicle trips. The third stage of TDM evaluation will be completed one year after build out or before bond release. At this point, if the established trip reduction targets for the development in its entirety are not being met, additional program measures and funding will be necessary until the trip reduction targets are achieved.

After project completion, periodic surveys and reports based on empirical measurements will be submitted to the County on an ongoing basis to document the continued success in achieving the target reductions.

A variety of TDM measures can be implemented to help achieve the expected trip reduction. These measures could include the following:

Employer, Homeowner and Tenant Association TDM Measures

Alternative Transportation Services

- Shuttle Bus(es)
- Vanpools
- Shared vehicles
- Telecommuting
- Concierge services
- Incentives to "live where you work"
- Contacting other building/development associations to combine and coordinate TDM measure

Support Facilities/Programs

- On-Site Transportation Coordinator
- Ridematching Services
- Preferred HOV Parking Locations
- Flexible Work Hours
- Financing incentives for reduced vehicle ownership

Pricing Programs

- Parking Management/Pricing Programs
- Subsidies for Use of HOV Modes, such as MetroChek

Bicycle use should be encouraged. Parking for bicycles should be provided at the office, retail and multi-family residential buildings. To encourage pollution-free commuting, shower facilities should be provided in office buildings for bicycle commuters, walkers and runners.

The common areas of residential buildings and individual residential units should include features to encourage work at home such as the pre-wiring of units for high-speed internet access.

Design elements such as car pool drop off zones that facilitate the TDM program should be incorporated into the project. Sheltered waiting areas should be provided.

The TDM program should include an education component. This program component could include such measures as notifying residents about "ozone action days" and actively encouraging trip combination, car pooling, mass transit, and other measures to reduce air pollution from automobiles during such periods.

This reference to TDM measures is not meant to be all inclusive; other measures may be acceptable if coordinated with the Fairfax County Department of Transportation.

Partnership with WMATA The success of this Metro-oriented Mixed-Use Option will depend in large measure on an effective partnership between the developer, WMATA and Fairfax County. The approximately three acres of WMATA property, south of Saintsbury Drive, should be incorporated into the development to provide a strong pedestrian-oriented environment that links the station with the mixed use development. The redesign and reconstruction of the current Metro access road (Saintsbury Drive) is a major benefit that will accrue to WMATA from this development option. Additionally, it is contemplated that this

road will be accepted by VDOT for incorporation into its system. This will relieve WMATA of the responsibility for future upkeep and maintenance of this facility.

As a partner in this future development, in concert with the rezoning action required for this development option, WMATA should actively pursue the zoning action necessary to recognize the redesigned station facilities on Land Unit I. WMATA should also support Metro-oriented development at this location by initiating as soon as possible 8-car train service on the Orange Line so that the capacity will be in place to serve present and future riders from this and other stations along the Orange Line.

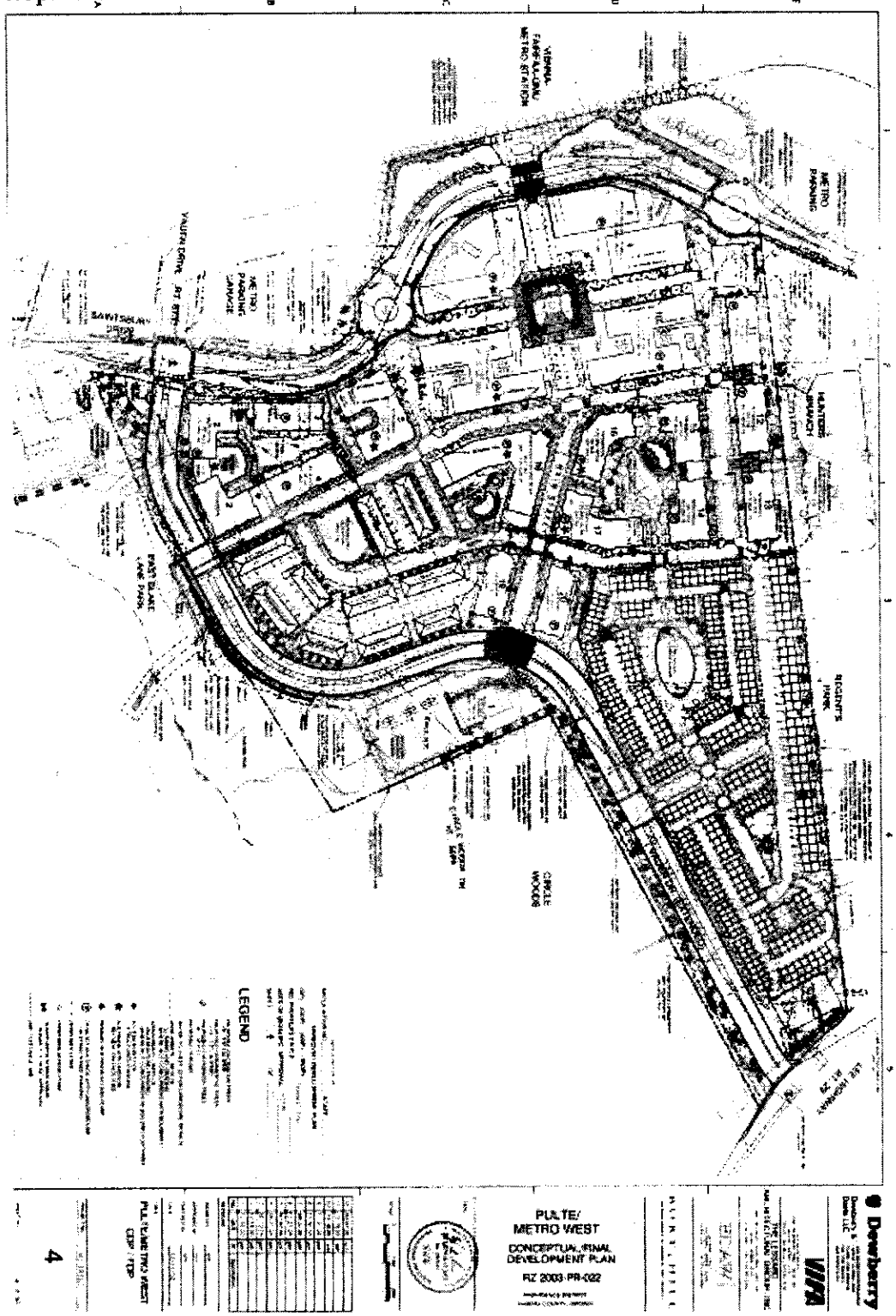
Metro Replacement Parking- Estimates of projected 20-year parking demands at the Vienna Metro station indicate a shortfall of parking spaces, especially since Vienna will remain as the end-of-the-line station for some time in the future. Currently, a portion of the property provides 650 temporary spaces for Metro parking, which are due to be closed under the terms of the existing special exception approval. Due to the need to maintain and increase Metro parking levels, arrangements for maintaining or replacing this parking on an interim basis should be strongly encouraged until such time as additional parking is constructed at the station and/or enhanced feeder bus service to the station is provided. WMATA and the developer should work with the County to replace at least some of the surface parking that will be lost with the redevelopment of this temporary parking lot. The following measures as well as other approaches should be considered:

- Construction of surface parking in the loop of the interchange at the southwest quadrant of I-66 and Vaden Drive;
- Provision of on-street parking along Saintsbury Drive; and
- Continued use of portions of the temporary 650 space parking lot prior to its full closure due to development. The developer should provide a timetable and the number of spaces available under this measure.

Permanent Metro parking spaces and on-street spaces lost due to development should be replaced by the developer. The developer should provide the requisite number of parking spaces or provide funding for off-site provision of replacement parking.

Development Phasing - To ensure a viable, well-designed mixed-use project, a phasing plan should be a component of the rezoning application. This phasing plan should address the timing and development of Vaden Drive Extended and improvements to Route 29 during the first construction phase; the timing of gateway features and plazas; and the timing of the pedestrian circulation system that provides direct access to the transit station from the development and surrounding neighborhoods during each construction phase. The phasing of other public improvements, such as the community building, should also be provided.

Final Development Plan RZ 2003-PR-022 **Attachment 2**



Attachment 3

Site Trip Volumes for APR 08-II-4V Intersection Volume Study

Intersection	Scenario I	Scenario II	Scenario III	Difference Sc II to Sc I	Difference Sc III to Sc I	Difference Sc III to Sc II	% Diff Sc II to Sc I	% Diff Sc III to Sc I	% Diff Sc III to Sc II
Nutley/Route 29									
Am Peak Hour Trips	198	307	247	109	49	-60	55%	25%	-24%
PM Peak Hour Trips	323	411	348	88	25	-63	27%	8%	-18%
Nutley/Saintsbury									
Am Peak Hour Trips	170	259	210	89	40	-49	52%	24%	-23%
PM Peak Hour Trips	282	391	321	109	39	-70	39%	14%	-22%
Vaden/Saintsbury									
Am Peak Hour Trips	602	984	805	382	203	-179	63%	34%	-22%
PM Peak Hour Trips	901	1,415	1,202	514	301	-213	57%	33%	-18%
Vaden Ext/Route 29									
Am Peak Hour Trips	259	426	347	167	88	-79	64%	34%	-23%
PM Peak Hour Trips	407	532	452	125	45	-80	31%	11%	-18%
Total Trips									
Am Peak Hour Trips	1,229	1,976	1,609	747	380	-367	61%	31%	-23%
PM Peak Hour Trips	1,913	2,749	2,323	836	410	-426	44%	21%	-18%

APR
Area Plans Review

2008-2009 NORTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK
Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: Timothy S. Sampson, Attorney/Agent for Vienna Metro LLC Daytime Phone: 703-618-4135

Address: Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor, Arlington, VA 22201

Nominator E-mail Address: tsampson@arl.thelandlawyers.com

Signature of Nominator (NOTE: There can be only one nominator per nomination): Timothy S Sampson/cs

THIS BOX FOR STAFF USE ONLY
Date Received: _____
Date Accepted: _____
Planning District: _____
Special Area: _____

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.) N/A

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
N/A

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☐ Dranesville ☐ Hunter Mill ☑ Providence ☐ Sully

Total number of parcels nominated: 3

Total aggregate size of all nominated parcels (in acres and square feet): 28.91* acres 1,259,320* square feet

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☑ No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) ☑ Yes ☐ No

This nomination will not generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan.

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: Metro-oriented mixed use (see attached).

b. CURRENT PLAN MAP DESIGNATION: Residential 4-5 DU/AC (reflecting the "residential baseline")

c. CURRENT ZONING DESIGNATION: Planned Residential Mixed Use

*This is the land area of the PRM Zoning District including reservations of density credit as approved in RZ 2003-PR-022.

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). The proposal is to add an option to the Land Unit C recommendations to allow additional office uses to be provided in lieu of approved residential on Tax Map Parcel 48-2 ((24)) B located in the northern portion of the Core Area of the Metro West development.

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) The development of this area would consist of 4-5 high-rise office and residential buildings served by structured parking and a street network. The development will look substantially as approved in the Metro West zoning. See attached Statement of Justification.

f. NON-RESIDENTIAL: Check the appropriate use ☐ Office ☐ Retail ☐ Government/Institutional ☐ Industrial ☐ Open Space ☑ Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: 2.25 (1) TOTAL Gross Square Feet: 2,833,469 (1)

Categories	Percent of Total FAR (2)	Square feet (2)
Office	35%	1,000,000
Retail (1)	3%	80,000
Public Facility, Govt & Institutional	N/A	
Private Recreation/Open Space	N/A	
Industrial	N/A	
Residential*	62%	1,753,469
TOTAL	100%	2,833,469

**If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.*

h. RESIDENTIAL COMPONENT (Select the appropriate density range proposed and complete the table to the right):

- ☐ .1 - .2 du/ac (5-10 acre lots)
- ☐ .2 - .5 du/ac (2-5 acre lots)
- ☐ .5 - 1 du/ac (1 – 2 acre lots)
- ☐ 1 - 2 du/ac
- ☐ 2 - 3 du/ac
- ☐ 3 - 4 du/ac
- ☐ 4 - 5 du/ac
- ☐ 5 - 8 du/ac
- ☐ 8 - 12 du/ac
- ☐ 12 - 16 du/ac
- ☐ 16 - 20 du/ac
- ☑ 20+ (specify 10 unit density range) 40 du/ac (3)

Residential Unit Types (3)			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)	124	+1868	231,600
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)	1050	+1450	1,521,869
TOTAL:	1174		1,753,469

238

(1) Does not change from approved Plan.

(2) Assuming maximum office development under proposed option.

(3) Based on approved CDP/FDP and assuming maximum office development under proposed option.

Continued

NOMINATION FORM

PART 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

☑ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between May 1, 2008 and June 27, 2008 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

***IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.*

Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
48-2 ((24)) B	N/A	Vienna Metro LLC c/o Clark Realty Capital LLC	4401 Wilson Blvd, Suite 600 Arlington, VA 22203	9.83	7007 3020 0000 6578 8872
48-2 ((24)) C Part		Pulte Home Corporation	10600 Arrowhead Drive Fairfax, VA 22030	18.76	7007 3020 0000 6581 0573
48-2 ((24)) D		Pulte Home Corporation	10600 Arrowhead Drive Fairfax, VA 22030	.32	7007 3020 0000 6581 0573

Nomination Form, Part 4 Attachment

fifty (50) foot buffer may be modified to twenty-five (25) feet in the southwestern portion of the site if the following standards are met:

1. Barriers and enhanced landscaping are provided along the common property line.

2. The height of the apartment buildings closest to the property line shall not exceed four (4) stories and shall be located no closer than 100 feet from the western property line.

3. The twenty-five (25) foot buffer shall be undisturbed.

Because of the site's topography, development should be integrated with the land forms to reduce visual impacts to adjacent residential areas.

Land Unit B

This land unit of about 34 acres is planned for residential use at 5-8 dwelling units per acre. It is comprised entirely of the Circle Woods townhouses. This is a stable residential community that should be protected from any adverse impact that might be associated with any future development to the north (Land Unit C) or redevelopment to the east (Land Unit I).

Land Unit C

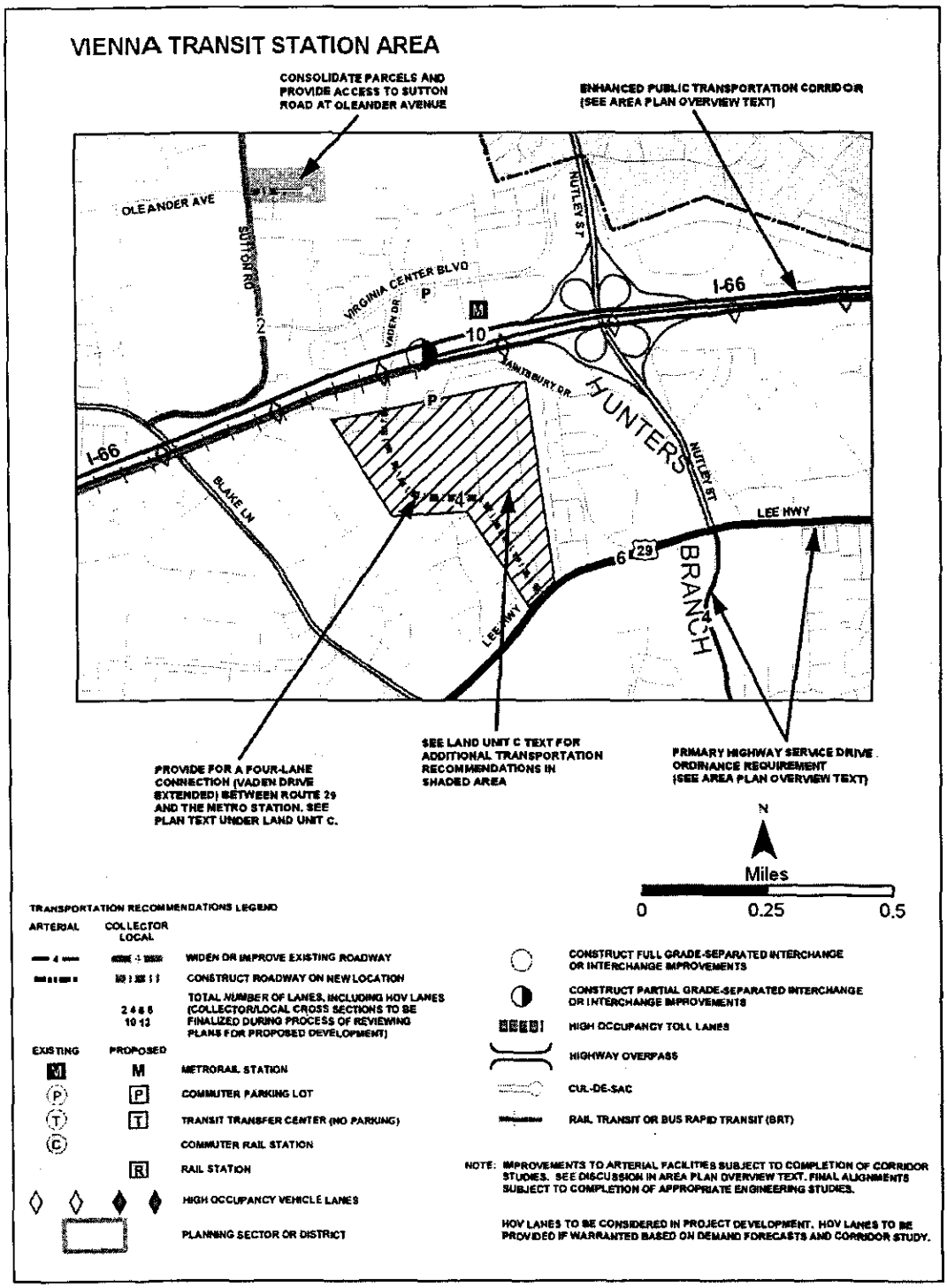
This land unit is approximately 70 acres in size and includes portions of East Blake Lane Park, a significant amount of vacant land and the former Fairlee subdivision, an older residential neighborhood adjacent to the Metro station that contained 61 single-family detached houses, a parsonage and a church. The full consolidation of the Fairlee subdivision will provide an excellent opportunity for redevelopment to occur under a single integrated development plan.

Residential Baseline

The baseline recommendation for this land unit is residential use at 4-5 dwelling units per acre as shown on the Plan Map. The area that comprises the former Fairlee subdivision is planned at a higher density of 5-8 dwelling units per acre if the full consolidation of this subdivision is achieved in accordance with the Policy Plan's Guidelines for Neighborhood Redevelopment.

A portion of the land unit along Saintsbury Drive has been approved for age-restricted, multi-family residential use. A portion of East Blake Lane Park is located in this land unit and is planned for public park use. Absent its inclusion into the Metro-oriented Mixed-Use Option, the WMATA parcel located south of Saintsbury Drive is planned for open space and the limited surface parking that currently exists.

At the residential baseline density, it is anticipated that access will be provided by the existing local streets, although the development of new streets could be provided. Right-of-way should be dedicated to Fairfax County for the future road connection between Route 29 and Vaden Drive as shown on Figure 8. Pedestrian access to the Metro station area is a key feature of development of this land unit and should be provided as part of any future development. This pedestrian access should include a connection with the W&OD/Fairfax City Connector Trail.



TRANSPORTATION RECOMMENDATIONS FIGURE 8
VIENNA TRANSIT STATION AREA
V1, V5 COMMUNITY PLANNING SECTORS

Residential Option

As an option, if the former Fairlee subdivision is consolidated with the undeveloped parcels to the west, higher density residential use may be appropriate if the following conditions are met:

- The overall density will be calculated based on a density range of 16-20 dwelling units per acre for the former Fairlee subdivision and 12-16 dwelling units per acre for the remaining portion of the consolidation;
- Densities should taper down from the area closest to the Metro station towards Route 29 and the Circle Woods subdivision to encourage transit usage and to provide an effective transition to existing residential areas;
- Building heights should not exceed 65 feet;
- Substantial usable open space should be provided for the residents of the new development. In addition, land should be dedicated to enlarge East Blake Lane Park;
- A 50-foot buffer should be provided to adjacent development;
- Development should preserve the natural vegetation and environmental amenities of the site to the extent feasible given the planned density;
- Adequate outfall and storm water management (SWM) that fully mitigates the impact of development should be provided;
- The impact of development on schools should be mitigated. The applicant should work with the community and Fairfax County Public Schools to identify the appropriate commitments to address projected impacts;
- Affordable housing should be provided either through compliance with the Affordable Dwelling Unit Ordinance or an appropriate proffer of land or units for affordable housing; and,
- Coordinated circulation and access should be provided as shown on Figure 8, including dedication and construction of the four-lane connector road (Vaden Drive Extended) between Route 29 and the Metro Station.

Metro-oriented Mixed-use Option

This land unit represents an excellent opportunity to promote transit oriented mixed-use development at the Vienna Metro station. To achieve this, the fully consolidated Fairlee subdivision and undeveloped parcels to the west should be consolidated with property owned by the Washington Metropolitan Area Transit Authority (WMATA) located south

of Saintsbury Drive adjacent to Fairlee. Including WMATA's property within the overall development will allow for a better integration of land uses with the transit station. A coordinated development, in partnership with WMATA, will provide the opportunity to enhance pedestrian access by making changes to the location of some station facilities. Absent inclusion of the WMATA property into the Metro-oriented Mixed-Use Option, the WMATA parcel is planned for open space and the limited surface parking that currently exists.

This mixed-use option, which includes residential and non-residential uses, encourages the creation of a land use pattern that supports mass transit by locating housing, retail and employment uses within walking distance of the rail station. Development should include residential, retail, service and public uses and should be concentrated in the area that is within 1/4 mile of the Metro station platform, as set forth below. Office use may be appropriate with an effective Transportation Demand Management (TDM) program and with its associated parking limited as set forth below under "Parking". Hotel use may also be appropriate. The entire proposed development must address a number of development elements or conditions related to such things as design, transportation, pedestrian circulation, affordable housing, and public facilities, as discussed below.

This mixed-use option represents a highly integrated vision, whose synergy lessens the impacts of development on this site by creating conditions that minimize the need for automobile use. This density/intensity will be successful only if several core components – retail, commercial and transportation demand management – succeed individually and collectively, and are also designed to serve the needs of the surrounding neighborhoods.

The proposed transit-oriented mixed-use development is envisioned to be divided into four areas as shown on Figure 9.

- The area that is within ¼ mile of the station platform (the Core Area) consists of approximately 23 acres and is planned for a primarily multi-family mixed use development at a FAR of up to 2.25, including Affordable Dwelling Units (ADUs) and an age restricted housing component of approximately 145 units. Density credit for approximately five to six acres of land, that has or that will be dedicated for public purposes, (generally located west of Vaden Drive extended and north of the Circle Woods community) can be utilized in this portion of the site. The Core Area should be characterized by the tallest buildings; off-street parking should be provided in above and below grade structures; streetscape and plazas should be well integrated into the development to serve the residents, as well as the general public; and, other landscaped open space areas should be incorporated to provide an alternative to the paved surfaces.

- The area west of the Core Area consists of approximately 12.5 acres and is planned for 12 - 16 dwelling units per acre; the northernmost approximately 3.5 acres of this area can be developed with up to 230 units of elderly housing, provided that 15% of these units are provided as ADUs. The area west of the Core should be characterized by low to mid-rise multi-family dwelling units, including stacked townhouse units, with off-street parking provided in above and below grade structures and in garages. Open space amenity areas should be functionally integrated into the area in order to provide recreational opportunities for residents of the development, as well as a visual amenity for those walking or driving through the development.

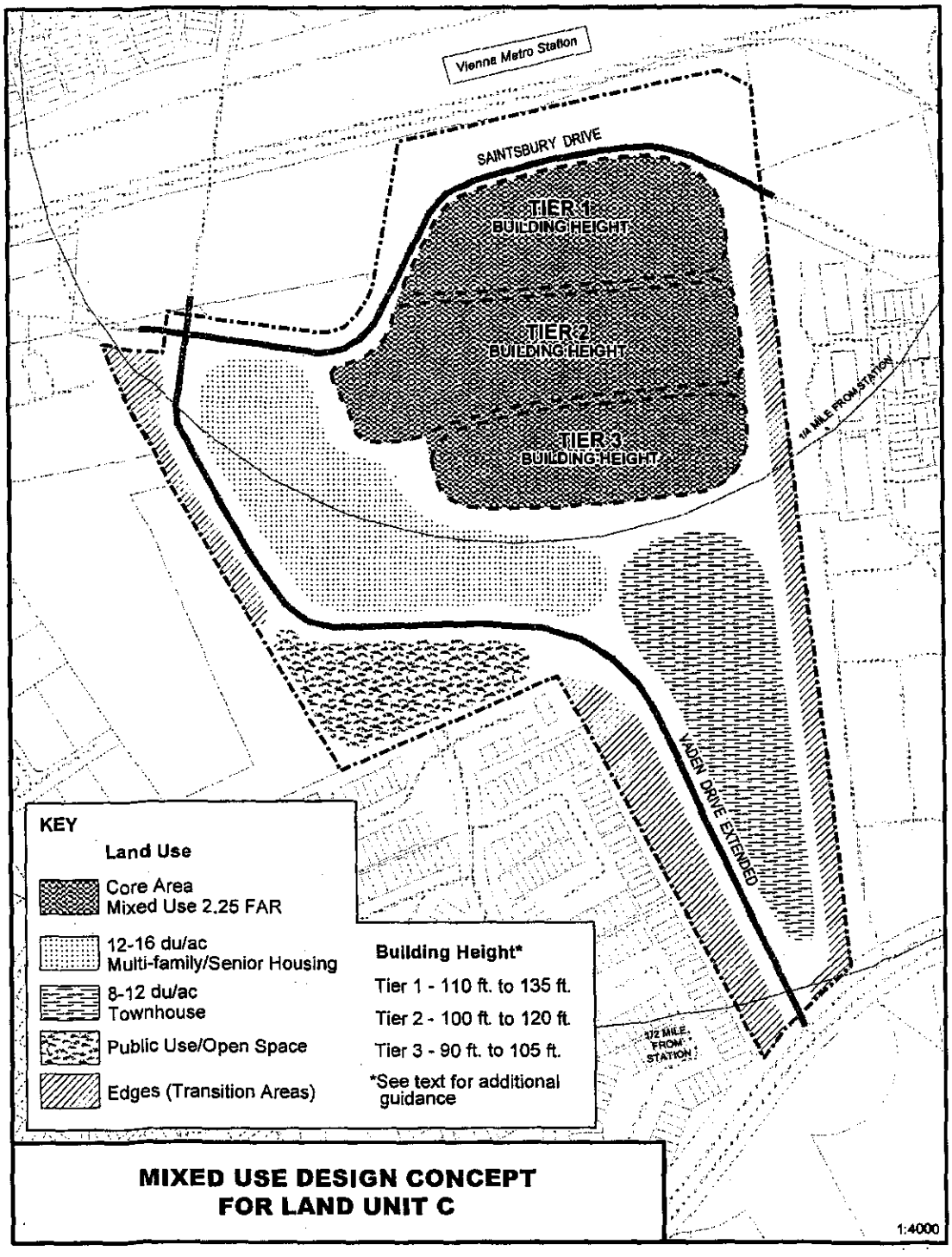

Vienna Metro Station
SAINTSBURY DRIVE
TIER 1
BUILDING HEIGHT
TIER 2
BUILDING HEIGHT
TIER 3
BUILDING HEIGHT
1/4 MILE FROM STATION
VADEN DRIVE EXTENDED
1/2 MILE FROM STATION
KEY
Land Use
Core Area
Mixed Use 2.25 FAR
12-16 du/ac
Multi-family/Senior Housing
8-12 du/ac
Townhouse
Public Use/Open Space
Edges (Transition Areas)
Building Height*
Tier 1 - 110 ft. to 135 ft.
Tier 2 - 100 ft. to 120 ft.
Tier 3 - 90 ft. to 105 ft.
*See text for additional guidance
MIXED USE DESIGN CONCEPT
FOR LAND UNIT C
1:4000

FIGURE 9

- The area south of the Core Area consisting of approximately 16 acres is planned for 8 – 12 dwelling units per acre. This area should be characterized by townhouse and/or stacked townhouse units. Off-street parking should be primarily within individual garages. A landscaped "village green" as well as other landscaped open space areas should be well integrated into this portion of the site.

- The area west of Vaden Drive should be dedicated to the County for open space and public use, including a potential site for a community facility.

Design – The development proposal should create a mixed-use activity center. A "town center" or "main street" character should be promoted by orienting residential and non-residential uses to sidewalks and plaza areas, by locating the buildings close to roadways and their associated sidewalks, and by providing streetscape amenities such as street trees, sidewalks, plazas, retail browsing areas, street furniture and landscaping. To encourage Metro use, and patronage of the retail uses by transit users, buildings should be oriented to the Metro and designed in a manner that will facilitate pedestrian access to the station as well as to retail and support service uses and outdoor plaza areas. Buildings and streetscape should be designed in a manner that enhances the pedestrian circulation system, encourages the use of outdoor spaces and does not create barriers to pedestrian circulation from both on- and off-site. Buildings should be constructed of materials such as brick, masonry, pre-cast, and glass. Buildings should establish a pedestrian scale in relationship to the street by employing compatible architectural features such as varied roof lines and building heights, articulation of facades, and variations in window and building details, texture, pattern and color of materials. Coordinated public space furniture and entry features are encouraged, as are arcades, awnings, and other building features that distinguish ground floor retail and other non-residential uses. The development should be exemplary in terms of site and building design, construction materials and on-site amenities.

Office/Hotel Use – The office component of the mixed-use option should be at least 125,000 gross square feet in size but not exceed a total of approximately 300,000 gross square feet not including store front professional offices and live-work units (the combination of a private residence with professional office, retail, or other non-residential use) that may be located in the ground floors of other buildings. Office use should be located close to the Metro Station to encourage transit usage by office workers and should provide for effective TDM measures. Vehicular access to the office use should be from internal roadways that connect to Saintsbury Drive. A hotel could be provided in addition to or as an alternative to the office or residential use.

Residential Use – The residential component of the mixed-use option should not exceed a total of 2,250 dwelling units including all ADU, elderly and bonus units. A mix of housing types should be provided including single family attached and various types of multifamily units. An elderly and active adult housing component should be incorporated into the development. In order to maximize transit usage, approximately 70 percent or more of the residential units should be located within the Core Area. In addition, the residential component of the project should be designed in a manner that facilitates the use of vanpools, carpools and bicycles (See "Transportation", below). A portion of the market-rate and affordable units should be designed and provided as accessible units.

Retail, Service, Institutional and Other Uses – It is essential that non-residential, non-office uses be incorporated into the development throughout the build-out of the multifamily residential and office development, particularly in the "town center" and "main street" portions of the Core Area. To that end, a total of at least 100,000 gross square feet of retail, service and institutional uses should be provided to serve the employees, transit users and residents of the area. These uses should be located primarily in the ground floors of the buildings that front the "town center" and "main street" portions of the Core Area. Such uses should be phased to the phases of the development. The provision of a full-service grocery store, at least 15,000 gross square feet in size, within a Core Area building is critical to the success of the Metro-oriented Mixed Use Option (convenience retail or a quick service food store will not satisfy this condition). Other such retail, service and institutional uses may include financial institutions, full-service restaurants, delis and other food services, bookstores, boutiques, a pharmacy, dry cleaners, and other personal service establishments, health clubs, professional storefront offices, live-work units, and institutional, cultural, recreational, governmental and other service uses. In order to create a street presence, these uses should be primarily incorporated into the design of the lower floors of non-residential and residential buildings and should have direct public access and display windows oriented towards pedestrian walkways, and, where appropriate, to vehicular drives and/or streets. In addition, the ground level of above grade parking structures should contain store front non-residential uses to the maximum extent feasible. A child care center(s) should be provided within the development to serve both the residents of the community and transit riders.

There should be no drive-through uses.

Building Height - Development should be concentrated within the Core Area with maximum building heights as shown on Figure 9 and as described in the following text. Buildings closest to the Metro Station should be the tallest buildings on the site, with other buildings tapering down as they become further from the Metro station. The first tier of buildings closest to the Metro Station should be no greater than 110 feet in height. If retail and/or other non-residential uses are located in the first floor of buildings in this first tier, such building(s) may be 135 feet in height. However, if a grocery store is located in one of the buildings closest to the Metro platform, that building may be up to 150 feet in height, to the extent that additional height is needed to accommodate this use. Buildings located in the second tier of the Core Area should be no greater than 100 feet in height unless retail and/or other non-residential uses are located in the first floor, in which case building height may be increased to 120 feet. Building heights located in a third tier should be no greater than 90 feet and, if other retail and/or non-residential uses are located in the first floor of buildings in the third tier, then building heights may be increased up to 105 feet. To provide visual interest, building heights should not be uniform in the Core Area. Outside the Core Area, heights should transition downwards to be compatible with existing residential areas, with buildings ranging from 35 to 75 feet in height. Elderly housing may be located in buildings up to 75 feet in height outside the Core Area and up to 105 feet if located inside the Core Area. Buildings adjacent to the Hunters Branch community should be at a comparable height of approximately 52 feet and those west of Vaden Drive Extended adjacent to Circle Woods should be no more than 35 feet in height.

Environment - Given the planned density under this option, exemplary attention should be paid to off-setting impacts on both the natural and man-made environment. The development should incorporate such things as Low Impact Development (LID) techniques and other innovative approaches to handling stormwater, use of green roofs and porous

pavers, energy efficient design and construction techniques, and tree preservation and transplantation.

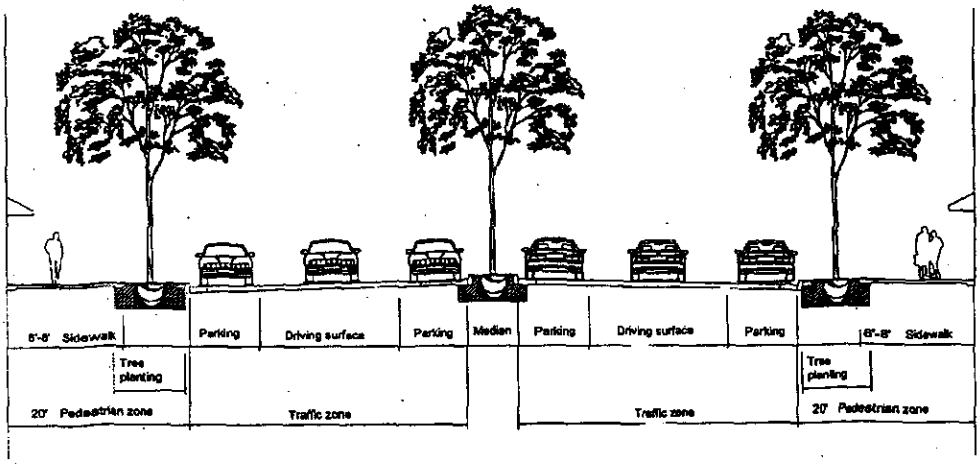
Trees, Landscaping and Streetscape – A comprehensive landscape plan should be provided which identifies the location and types of trees, flowers and shrubs that will be provided throughout the proposed development. Landscaping should be provided that is attractive in all seasons and provides shade to seating areas and pedestrian sidewalks and trails during summer months. In developing the landscape plan, emphasis should be placed on preserving some existing vegetation, transplanting some existing vegetation, and utilizing native plantings and trees that are known to mitigate air pollution.

A detailed streetscape plan should be provided for Vaden Drive, Saintsbury Drive and the major internal roadways within the development. This streetscape plan should detail the types and location of street trees, sidewalk/trail dimensions and general location and types of pedestrian amenities and should generally conform to the concepts shown in Figures 10 and 11. Sidewalks should be sufficiently wide to accommodate pedestrians, as well as to provide sufficient space for activities such as window shopping, seating, and outdoor dining.

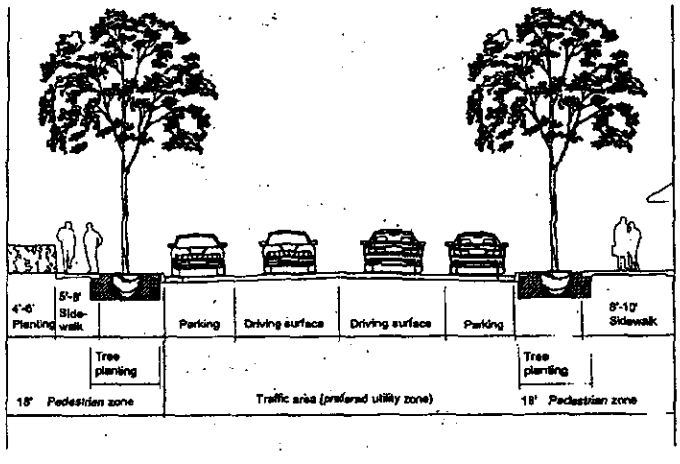
Parking - Most off-street parking should be located behind or beneath the buildings. In order to promote the use of mass transit, parking for the multi-family and office uses should not exceed a ratio that is 10% higher than the minimum Zoning Ordinance requirements, not including parking spaces allocated to support TDM programs such as car sharing (e.g. FlexCar/ZipCar), car/van pool and fleet vehicles, shuttle vans/buses and the like. In order to be transit and pedestrian friendly, parking structures should generally be internal to the site and not oriented towards the Metro Station. If not located beneath the buildings, parking structures should be integrated into the development through the incorporation of other uses where feasible into the structure and through the use of architectural features and landscaping. Green roof elements and similar features should be incorporated into the design. Visitor parking should be convenient and well distributed throughout the site. Consideration should be given to the provision of parking spaces dedicated for Metro use in the parking structures near the Metro station, provided that primary access for any Metro parking is from Saintsbury Road or other parallel roadways. In addition, temporary surface parking may be provided for Metro patrons.

Storm Water Management – It is expected that adequate outfall and storm water management (SWM) that fully mitigates the impacts of this development be provided. Detention of storm water that flows from the Metro station property to the site should be accommodated to the extent feasible. In addition to fully mitigating the drainage impacts of this development, the developer should improve the existing conditions of Hatmark Branch proximate to the site, which may require that SWM facilities exceed the minimum standards in the Public Facilities Manual. The quality of Hatmark Branch should be improved proximate to the site through stream restoration, which may include bed and bank stabilization, reforestation and the possible creation of wetlands, provided that agreements can be reached with affected property owners. No stormwater detention ponds or similar detention facilities proposed in conjunction with the development of Land Unit C should be located off site. SWM facilities should be designed to incorporate plantings as may be appropriate to improve the appearance and function of the facilities.

The grading associated with the redevelopment of Land Unit C should be done in a manner that best manages stormwater. An underground SWM facility should be provided to help



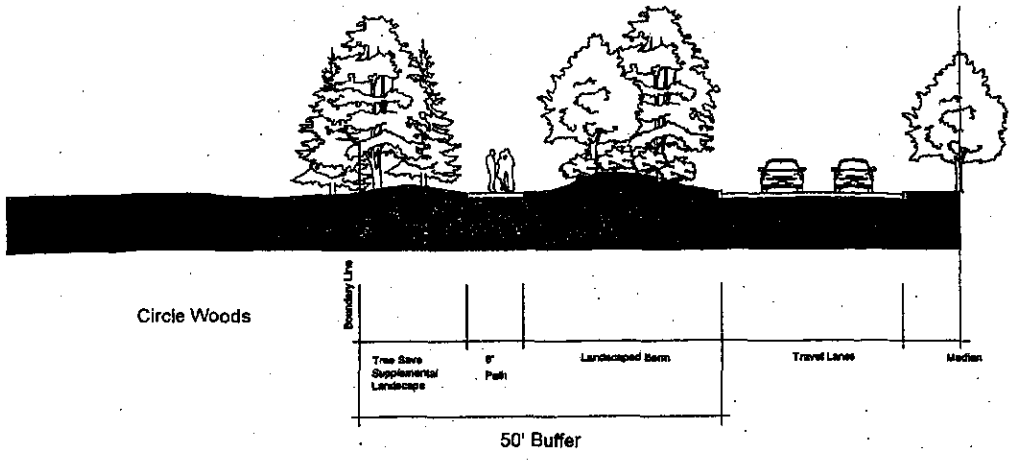
DIVIDED ROAD



UNDIVIDED ROAD

STREETSCAPE CONCEPTS

FIGURE 10



BUFFER ADJACENT TO VADEN DRIVE EXTENSION

FIGURE 11

regulate the flow of water into Hunters Branch. SWM facilities may need to exceed the minimum standards in the Public Facilities Manual.

Affordable Housing – Affordable dwelling units (ADUs) within Land Unit C and contributions to affordable housing should be provided in accordance with the provisions of the Zoning Ordinance and the Residential Development Criteria. In addition to meeting the provisions that will result in ADUs based on the number and types of building constructed, the developer should replace units lost with the redevelopment of the former Fairlee Subdivision with affordable units. Consideration should be given to providing these additional units in partnership with a non-profit organization. The affordable units should be provided on site and dispersed throughout the development to the extent feasible. The provision of a portion of the ADU units as accessible units is strongly encouraged.

Noise Mitigation - Noise attenuation measures should be provided in accordance with County policy for all residential uses. Additionally, there should be no residential buildings located within 200 feet of the I-66 right of way.

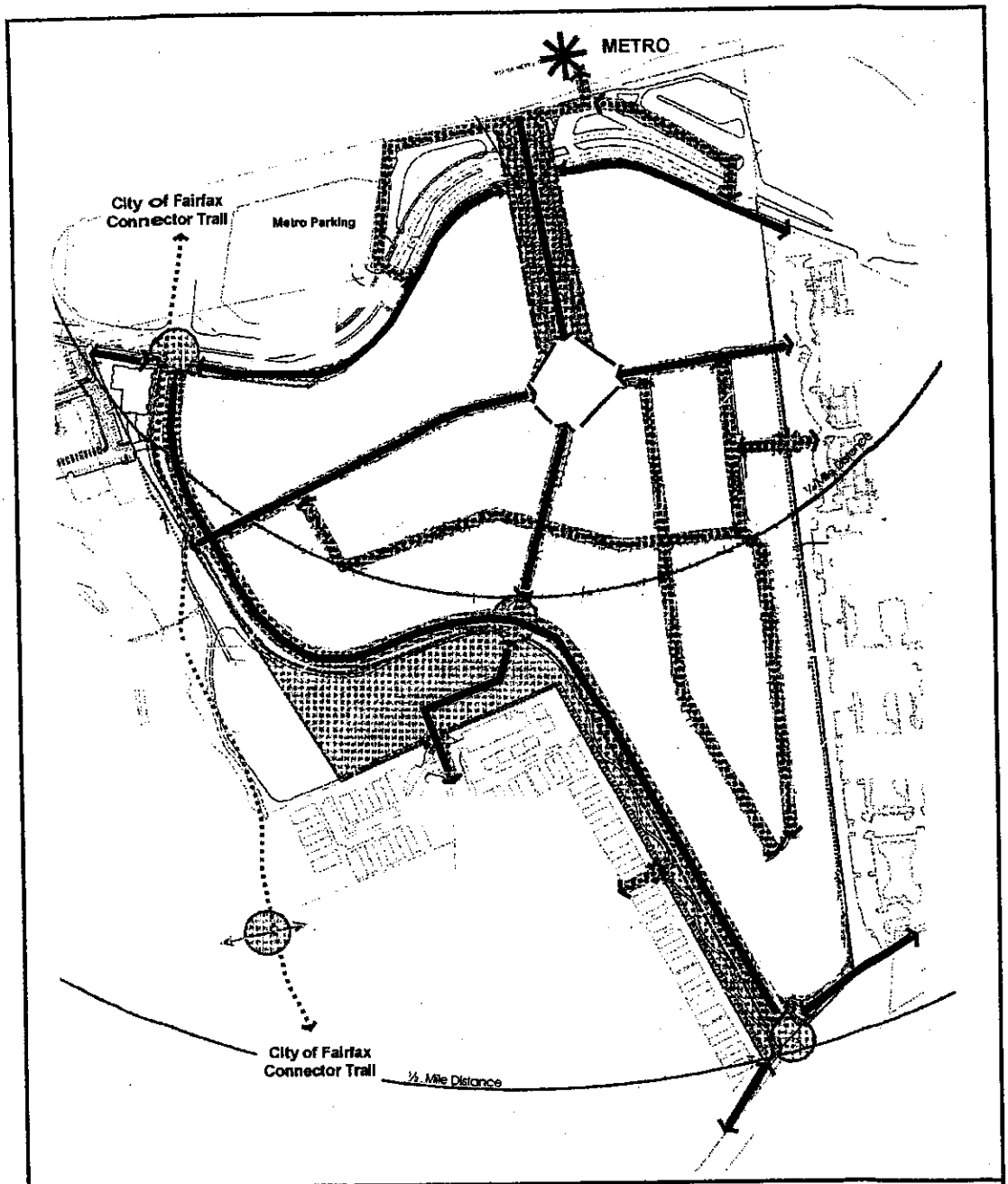
Parks, Open Space and Public Facilities – To enhance the quality of this development and to meet the recreation needs of residents, substantial, usable open space and other on-site facilities should be an integral part of the proposed mixed-use development. Open lawn areas, urban parks, plazas and courtyards should be incorporated into the overall design to serve residents, employees and visitors to the area. These spaces should be appealing places to gather with seating, lighting, landscaping and other amenities. Open space should exceed minimum requirements, and overall should total more than 35 percent. Opportunities for public art should also be incorporated into the development.

In addition, provision should be made for a community facility, which may include opportunities for indoor recreation, community meeting space, a police satellite substation or other community needs, as may be identified by the County in coordination with the community.

Schools – The impact of the proposed development on schools should be mitigated. The applicant will work with the community and Fairfax County Public Schools to identify appropriate commitments to address projected impacts.

Buffers and Transitions to Existing Communities – Effective buffers and transitions that are outside of individual lots should be implemented to ensure that a compatible relationship is achieved between development in Land Unit C and the abutting residential communities. These transitions should include: a 50-foot buffer along the western property line adjacent to Circle Woods; a 20-foot buffer and barrier along the southern property line adjacent to Circle Woods; a 30-foot buffer along the eastern property line adjacent to Hunters Branch; and, a 10-foot buffer along the eastern property line adjacent to Regents Park. Each buffer area should be appropriately landscaped to aid in the transition. An attractive barrier should also be provided along or inside the property lines adjacent to the aforementioned buffer areas to help screen existing communities from the proposed redevelopment. The buffer area adjacent to Regents Park should not be enclosed by solid barriers on both sides. A pedestrian/bike trail can be located within the 50-foot buffer adjacent to Circle Woods.

Pedestrian Circulation – A pedestrian circulation plan should be provided that directly connects the development to the Metro property and to the station's platform and provides



CONCEPTUAL PEDESTRIAN PATHWAYS AND CONNECTIONS

pedestrian connections to Circle Woods and Hunters Branch (see Figure 12). Particular attention should be given to providing safe pedestrian connections across Vaden Drive and across Lee Highway at Vaden Drive and across the Lee Highway and Nutley Street intersection. The development should have sidewalks on both sides of all major internal streets and unrestricted pedestrian access, so that pedestrian circulation around and through the development will be enhanced and not impeded. Pedestrian connectivity should be provided between the development and neighboring communities to the extent that those existing communities wish to avail themselves of this amenity. The development should provide streetscape amenities such as street trees, sidewalks, plazas, street furniture, and landscaping to encourage pedestrian activity; paths should be well lighted for pedestrian safety. The W&OD/City of Fairfax Connector trail should be realigned and access to the trail from adjoining residential neighborhoods for pedestrians and bicycles, and all modes normally permitted on such trails should be provided. Trees should be provided on both sides of the City of Fairfax Connector Trail that is located within East Blake Lane Park adjacent to the area where the trail is to be realigned. A pedestrian bridge across Hatmark Branch in East Blake Lane Park should be provided to improve trail usage and access to Metro.

Transportation – It is essential that the impacts of the development allowed under this option be offset through a combination of additional roadway and transit capacity, roadway and pedestrian circulation and access improvements, and effective transportation demand management (TDM) measures.

Capacity, Circulation, and Access Detailed traffic impact analyses should be done at selected intervals (identified at time of rezoning) to determine the improvements required to mitigate the impacts of the proposed development on the transportation system. These impact analyses should include roads, transit and pedestrian system, and should be both an intersection analysis, as well as a cordon analysis that includes the roads surrounding the development. In addition, these impact analyses should demonstrate, in coordination with WMATA and Fairfax County, that sufficient existing and planned capacity should be available at the Vienna Metro Station to serve the additional ridership generated by the residential component of the development at build out.

In order to facilitate efficient internal circulation and access to the Metro station, development of a four-lane divided roadway connecting Route 29 and the Metro station (Vaden Drive extended), as shown in Figure 8, should be constructed with the first phase of development. No vehicular connection should be provided between Circle Woods Drive and Vaden Drive. Vaden Drive should be developed as a boulevard with a landscaped median to provide safe refuge for pedestrian crossings. This roadway should be designed in such a manner as to foster low vehicular speeds, facilitate safe pedestrian crossings in designated locations, and minimize grading into East Blake Lane Park. In addition, turn lanes should be minimized as a way to reduce the crossing distances for pedestrians. Any retaining walls associated with the construction of the road should be low in height, terraced with vegetation provided on the terrace areas, and located in such as manner as to not interfere with pedestrian access from the park to the development and to the transit station.

The County should also take the appropriate measures to ensure that tank trucks and vehicles carrying hazardous cargo are prohibited from using Vaden Drive extended.

To further enhance pedestrian access to the Metro Station, the station access road (Saintsbury Drive) should be redesigned to improve pedestrian access to the station including relocating the existing bus bays, taxi stands and parking, and improving access to the park and ride facilities. This redesigned access road will greatly reduce the existing vehicular and pedestrian conflicts at this location. It should also contribute to clearly defining pedestrian access points for those who will be walking from and through the new development, as well as pedestrians from the existing communities located south of the station, such as Hunters Branch and Regents Park. Traffic calming measures should be provided to facilitate safe pedestrian crossings throughout the development.

Off-site improvements, such as improvements to the Route 29 and Nutley Street intersection, may be appropriate at the initial stage of redevelopment to help ease existing congestion in the area.

Transportation Demand Management (TDM) A transportation demand management (TDM) program should be provided that encourages the use of transit (Metro and bus) and high occupant vehicle commuting modes, and that utilizes measures to reduce automobile trips. The TDM program should grow in size and scope as the proposed development of the site occurs. While this program will start under the auspices of the developer, it will ultimately be maintained and funded by the residents and business owners. The TDM program should be established with an initial contribution from the developer that is sufficient to ensure that it will operate during the construction, marketing, and occupancy phases. Additionally, long term funding for the TDM program should be ensured by mechanisms that may include a specified yearly contribution based on each residential unit and non-residential square foot. TDM measures employed during the initial and subsequent development phases will have an objective of reducing vehicular trips in the peak hours by a specified amount, with the exact number to be negotiated between the County and the applicant based upon the number and types of units and uses being developed. In general, at build out, it is expected that, for the residential portion of the development, a reduction in peak hour trips of 47% should be achieved through the use of transit and other means; for the office portion of the development, a peak hour trip reduction of 25% is expected to be achieved through the use of transit and other means.

The TDM program will be evaluated initially in at least three stages during the development process; first at the time of rezoning, second before and during construction and third after project completion or "build out." In the first stage of evaluation, at the time of rezoning, a development application should demonstrate that TDMs will be provided to achieve the peak hour trip reduction goals stated above. If it is determined that the trip reduction goals as stated above are infeasible, the maximum office square footage and/or residential density should be reduced by an amount equal to the unachieved portion of the peak hour trip reductions. Once TDM levels are established at the rezoning stage, the TDM program must address interim stages of development to validate that the approved density can be accommodated. In the second stage of evaluation, before and during construction, the county will establish interim TDM targets for each phase of development. As residents move into the new community, county supervised surveys of actual resident behavior will be conducted to verify TDM success based on the interim trip reduction targets. If the interim targets are not met, additional measures will be required to reduce the number of vehicle trips. The third stage of TDM evaluation will be completed one year after build out or before bond release. At this point, if the established trip reduction targets for the development in its entirety are not being met, additional program measures and funding will be necessary until the trip reduction targets are achieved.

After project completion, periodic surveys and reports based on empirical measurements will be submitted to the County on an ongoing basis to document the continued success in achieving the target reductions.

A variety of TDM measures can be implemented to help achieve the expected trip reduction. These measures could include the following:

Employer, Homeowner and Tenant Association TDM Measures

Alternative Transportation Services
- Shuttle Bus(es)
- Vanpools
- Shared vehicles
- Telecommuting
- Concierge services
- Incentives to "live where you work"
- Contacting other building/development associations to combine and coordinate TDM measure

Support Facilities/Programs
- On-Site Transportation Coordinator
- Ridematching Services
- Preferred HOV Parking Locations
- Flexible Work Hours
- Financing incentives for reduced vehicle ownership

Pricing Programs
- Parking Management/Pricing Programs
- Subsidies for Use of HOV Modes, such as MetroChek

Bicycle use should be encouraged. Parking for bicycles should be provided at the office, retail and multi-family residential buildings. To encourage pollution-free commuting, shower facilities should be provided in office buildings for bicycle commuters, walkers and runners.

The common areas of residential buildings and individual residential units should include features to encourage work at home such as the pre-wiring of units for high-speed internet access.

Design elements such as car pool drop off zones that facilitate the TDM program should be incorporated into the project. Sheltered waiting areas should be provided.

The TDM program should include an education component. This program component could include such measures as notifying residents about "ozone action days" and actively encouraging trip combination, car pooling, mass transit, and other measures to reduce air pollution from automobiles during such periods.

This reference to TDM measures is not meant to be all inclusive; other measures may be acceptable if coordinated with the Fairfax County Department of Transportation.

Partnership with WMATA The success of this Metro-oriented Mixed-Use Option will depend in large measure on an effective partnership between the developer, WMATA and

Fairfax County. The approximately three acres of WMATA property, south of Saintsbury Drive, should be incorporated into the development to provide a strong pedestrian-oriented environment that links the station with the mixed use development. The redesign and reconstruction of the current Metro access road (Saintsbury Drive) is a major benefit that will accrue to WMATA from this development option. Additionally, it is contemplated that this road will be accepted by VDOT for incorporation into its system. This will relieve WMATA of the responsibility for future upkeep and maintenance of this facility.

As a partner in this future development, in concert with the rezoning action required for this development option, WMATA should actively pursue the zoning action necessary to recognize the redesigned station facilities on Land Unit I. WMATA should also support Metro-oriented development at this location by initiating as soon as possible 8-car train service on the Orange Line so that the capacity will be in place to serve present and future riders from this and other stations along the Orange Line.

Metro Replacement Parking- Estimates of projected 20-year parking demands at the Vienna Metro station indicate a shortfall of parking spaces, especially since Vienna will remain as the end-of-the-line station for some time in the future. Currently, a portion of the property provides 650 temporary spaces for Metro parking, which are due to be closed under the terms of the existing special exception approval. Due to the need to maintain and increase Metro parking levels, arrangements for maintaining or replacing this parking on an interim basis should be strongly encouraged until such time as additional parking is constructed at the station and/or enhanced feeder bus service to the station is provided. WMATA and the developer should work with the County to replace at least some of the surface parking that will be lost with the redevelopment of this temporary parking lot. The following measures as well as other approaches should be considered:

- Construction of surface parking in the loop of the interchange at the southwest quadrant of I-66 and Vaden Drive;
- Provision of on-street parking along Saintsbury Drive; and
- Continued use of portions of the temporary 650 space parking lot prior to its full closure due to development. The developer should provide a timetable and the number of spaces available under this measure.

Permanent Metro parking spaces and on-street spaces lost due to development should be replaced by the developer. The developer should provide the requisite number of parking spaces or provide funding for off-site provision of replacement parking.

Development Phasing - To ensure a viable, well-designed mixed-use project, a phasing plan should be a component of the rezoning application. This phasing plan should address the timing and development of Vaden Drive Extended and improvements to Route 29 during the first construction phase; the timing of gateway features and plazas; and the timing of the pedestrian circulation system that provides direct access to the transit station from the development and surrounding neighborhoods during each construction phase. The phasing of other public improvements, such as the community building, should also be provided.

APR Nomination for Metro West Parcels 1, 2 part, & 3
Tax Map 48-2 ((24)) B, C part & D (the "Property")

Statement of Justification

This Nomination proposes an option to adjust the balance of the mix of uses approved within Tax Map 48-2 ((24)) B located in the northern portion of the Core Area of the Metro West development in furtherance of the Comprehensive Plan's Transit-Oriented Development objectives. Specifically, the Nomination would provide an option to convert approved residential gross floor area into additional office gross floor area, to provide up to a maximum of 1,000,000 square feet of office use in the Core Area. The Comprehensive Plan currently limits office use to a maximum of 300,000 gross square feet, so this nomination would allow up to 700,000 square feet of additional office gross floor area to replace up to 700,000 square feet of residential uses, representing up to 468 multiple family dwelling units.

The proposed option would change only the allowed use; all other recommendations of the current Comprehensive Plan would remain. There would be no change to the maximum allowable density or to any of the design recommendations. Subsequent proffered condition amendment application(s) would have to demonstrate compliance with all Comprehensive Plan recommendations and account for the conversion of use from residential to office with respect to traffic mitigation and transportation demand management.

The Property that is the subject of this nomination consists of approximately 28.91 acres of land (including reservations of density credit) located to the south of the Vienna-Fairfax-GMU Metro Station. It comprises the northernmost portion of the Metro West development approved by the Board of Supervisors pursuant to RZ 2003-PR-022 in March 2006. A copy of Sheet 4 of the approved Conceptual Development Plan/Final Development Plan is enclosed, depicting the general area of the Property subject to this Nomination.

The Metro West development was approved pursuant to the "Metro-oriented Mixed-use Option" for Land Unit C within the Vienna Transit Station Area, of the Vienna Planning District within Area II of the Comprehensive Plan. The Metro-oriented Mixed-use Option is intended to create a land use pattern that supports and encourages the use of mass transit. It "represents a highly integrated vision, whose synergy lessens the impacts of development ... by creating conditions that minimize the need for automobile use." In keeping with the Policy Plan, the Metro-oriented Mixed-use Option:

- encourages growth and development to occur in a location and in a manner which enhances community identity and is supported by the availability of transportation and public facilities (See Policy Plan, Land Use Objective 1, Policy b.);

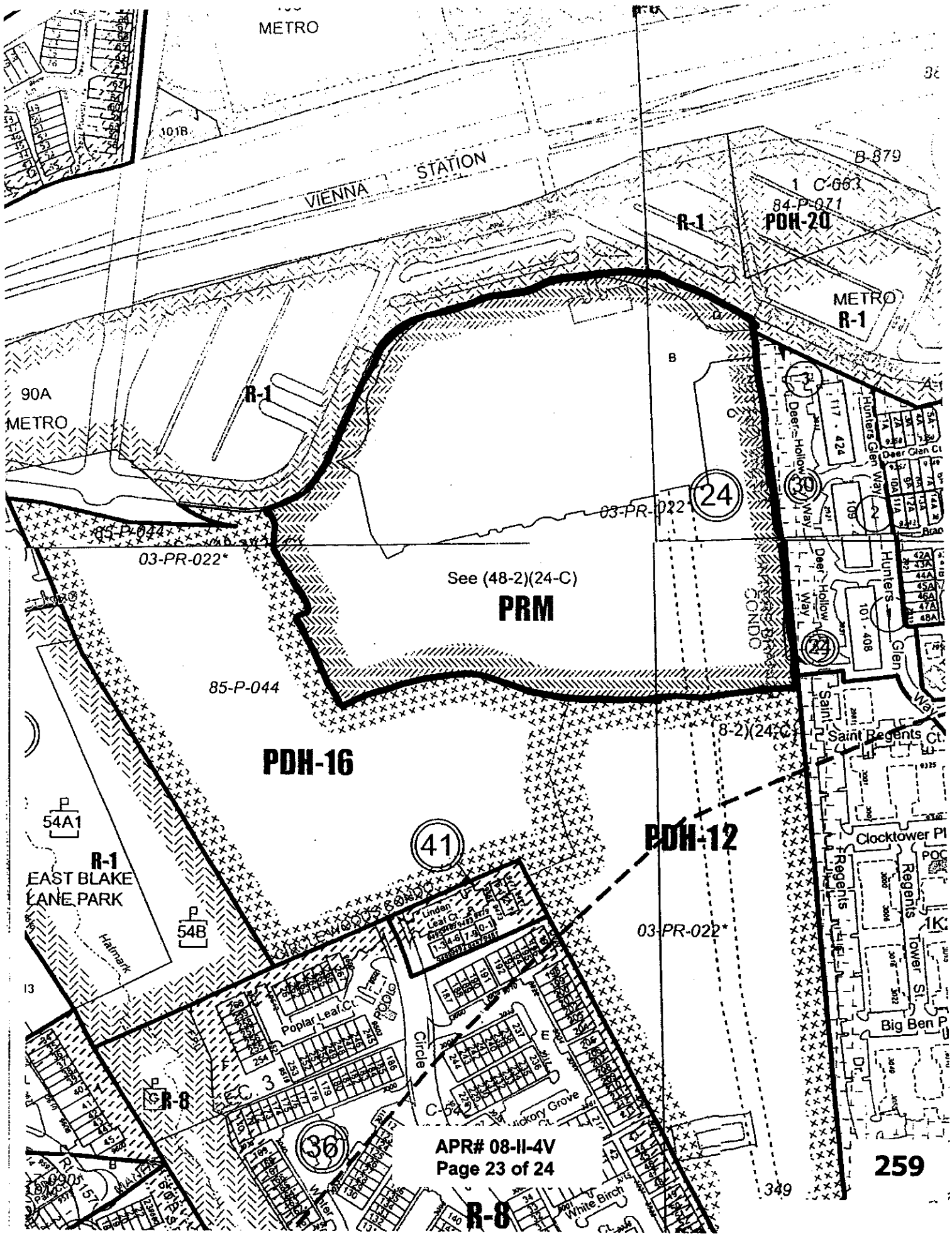
- promotes and encourages mixed-use development (See Policy Plan, Land Use Objective 2, Policies a., b. and c.);
- encourages a land use pattern which increases transportation efficiency, encourages transit use and decreases automobile dependency (See Policy Plan, Land Use Objective 6, Policies a. and b.); and
- encourages the concentration of higher levels of development intensity in areas of "transportation advantage" (See Policy Plan, Land Use Objective 12, Policy a.)

Following the Metro West approvals, the Board of Supervisors adopted Appendix 11 of the Policy Plan which sets forth "Guidelines for Transit-Oriented Development". Guideline # 4 of Appendix 11 addresses the mix of uses, providing guidance to, in part:

> *Promote a mix of uses to ensure the efficient use of transit, to promote increased ridership during peak and off-peak travel periods in all directions, and to encourage different types of activity throughout the day. ...A balanced mix of residential, office, retail, governmental, institutional, entertainment and recreational uses should be provided to encourage a critical mass of pedestrian activity as people live, work and play in these areas....*

The option proposed by this nomination is well justified in that it furthers the objectives for the Property as set forth in the Comprehensive Plan as enumerated above. Creating an effective mix of uses is one of the critical elements of the transit-oriented development the Comprehensive Plan envisions for the Property. Providing an option to adjusting the balance of uses at Metro West to provide more office use (and less residential use) would further the Plan objectives in a number of respects. Among other things, an option for additional office would promote greater transit efficiency with more "reverse commute" Metro trips to the site. It would also increase the daytime population on the Property, which would substantially benefit a strong retail presence among the mix of uses. It would also increase the opportunity for people to both live and work on site and thus further reduce vehicle trips.

Identifying the right balance in the mix of uses is a challenging and iterative process. This nomination will provide a greater opportunity for the right balance to be achieved and for that reason would better achieve the Comprehensive Plan objectives for the Property than what is currently in the adopted Plan.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R-1
EAST BLAKE LANE PARK
Hallmark
54B
41
PDH-12
Clocktower Pl
Regents
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Linden Leaf Ct.
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Circle
Big Ben P
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C-3
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White Birch
R-8
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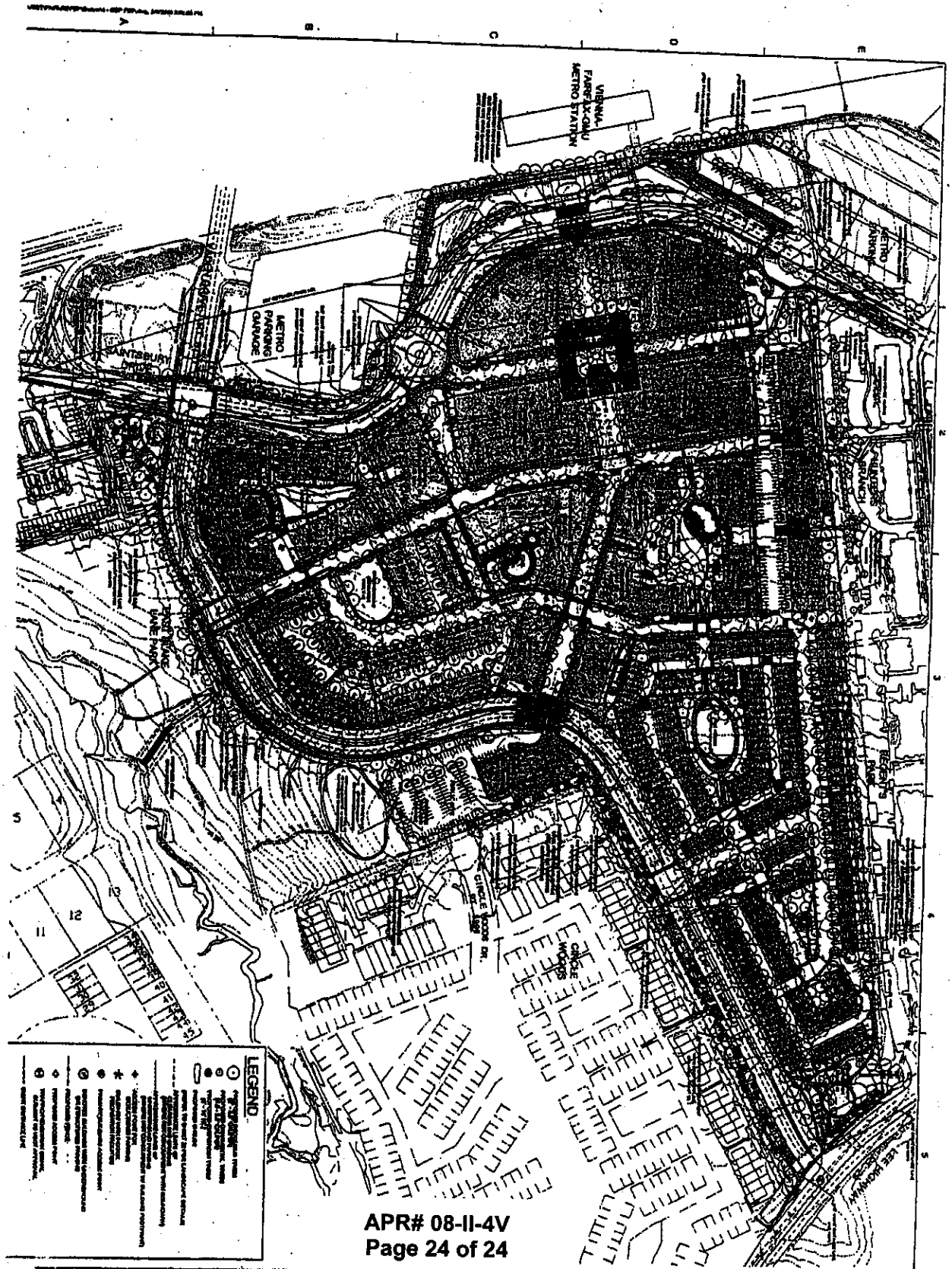

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PULTE/
METRO WEST
CONCEPTUAL/FINAL
DEVELOPMENT PLAN
RZ 2003-PR-022
PROVIDENCE DISTRICT

PULTE/METRO WEST
CDP / FDP

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Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2008-2009 NORTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT(S): SULLY **APR ITEM:** 08-III-2BR

NOMINATOR(S):	Carol A. Hawn
ACREAGE:	1.02 Acres
TAX MAP I.D. NUMBERS:	65-2((1))17, southern half of 65-2((2))2
GENERAL LOCATION:	Southeast quadrant of Centreville Rd and New Braddock Rd
PLANNING AREA(S):	Area III
District(s):	Bull Run
Sector:	Centreville (BR6)
Special Area(s):	Centreville Suburban Center – Land Unit C-8
ADOPTED PLAN MAP:	Office
ADOPTED PLAN TEXT:	Low-intensity office use up to a 0.20 FAR.
For complete Plan text see	http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/bullrun.pdf
PROPOSED PLAN AMENDMENT:	Remove subject land from Land Unit C-8, and change the Plan designation to private open space with an option for residential use at 5-8 dwelling units per acre.

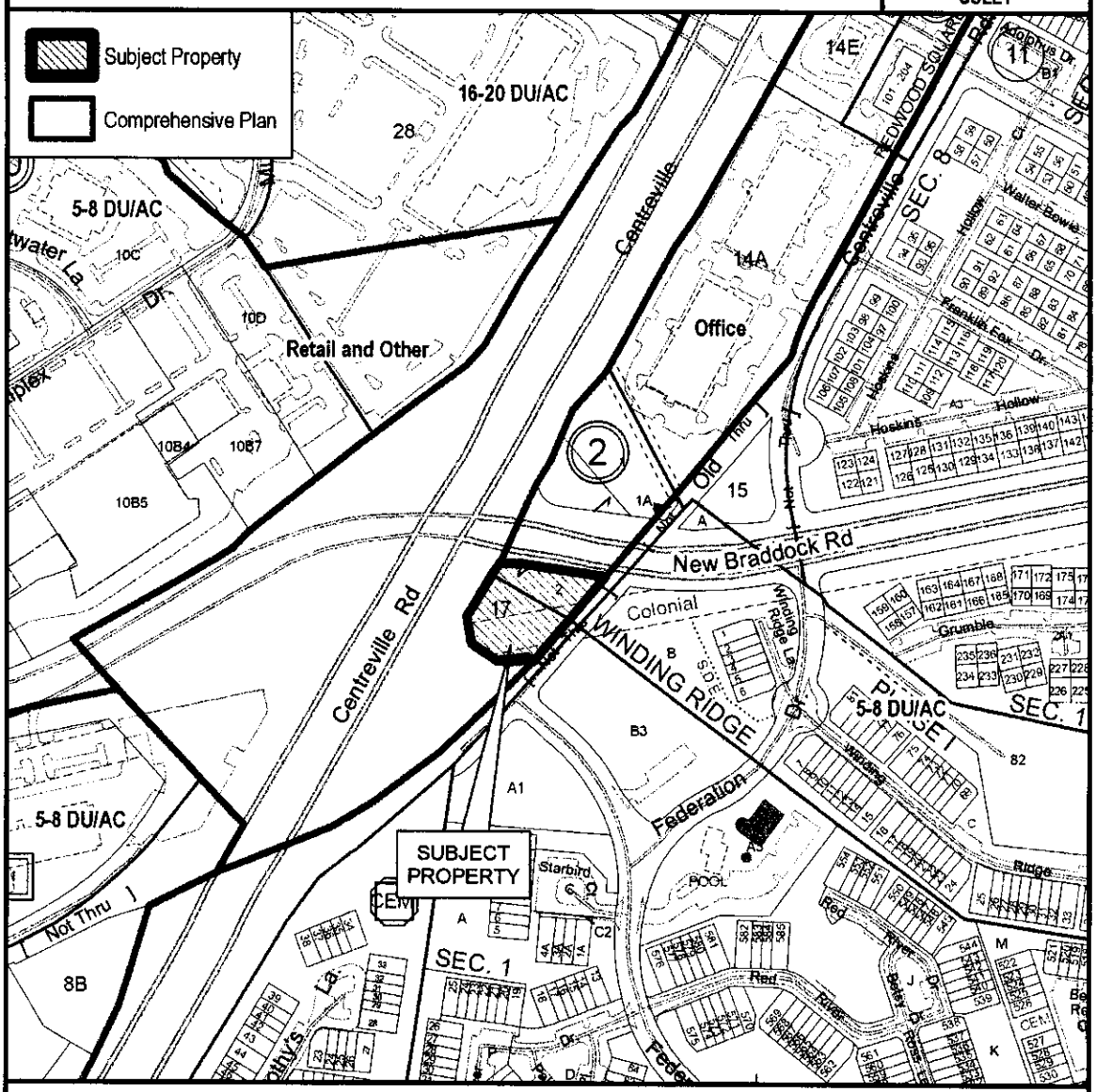
SUMMARY OF STAFF RECOMMENDATION:

_____ Approve Nomination as Submitted
_____ Approve Staff alternative
____X____ Retain Adopted Plan

While vehicle trips for the site would be reduced based on the proposed change in land use, the major issue is whether residential use is appropriate on this small site which has many existing constraints. In addition, the property may be significantly impacted by the planned grade-separated intersection at Centreville Road and New Braddock Road. Based on existing site constraints and the potential interchange impacts, staff does not support residential use on this property.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2008-2009 NORTH COUNTY APR #
08-III-2BR
SULLY



Subject Property Current Plan: Low-intensity Office use at FAR up to .20.

Nominated Plan Change: South of New Braddock Rd: Remove from Land Bay C-8, private open space with option for residential up to 5-8 DU/AC.

Staff Recommendation: Retain Adopted Plan.

300 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2009

CONTEXT

General Location:

The subject area is generally located south of New Braddock Road (Route 620), east of Sully Road (Route 28), and west of Old Centreville Road.

Existing and Planned Land Use and Zoning:

Subject Area: The subject area is currently vacant, planned for office use up to .20 FAR and zoned R-1.

Adjacent Area:
North: The area to the north, across from New Braddock Road (Route 602), is vacant land, planned for low-intensity office up to .20 FAR and is zoned C-6 Commercial.
East: The area to the east, across from Old Centreville Road, is planned for and developed with single family-attached residential use at 5-8 du/ac, and is zoned R-8.
South: The area to the south is undeveloped land, which is planned for residential use at 5-8 du/ac and is zoned R-8.
West: The area to the west, across from Centreville Road (Route 28), is developed with a church and planned for a mix of residential densities and unit types. Density in this land unit should not exceed an average of 12 dwelling units per acre. Higher densities should be located near commercial areas. It is zoned PDH-12.

PLANNING HISTORY

As a result of a special planning study, the Centreville Area Plan was adopted by the Board of Supervisors in March, 1986. This established the planning guidance for Land Unit C-8 of the Centreville Suburban Center Plan. There have been no changes to this land use recommendation of the Plan since the Plan was updated in 1991.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, Area III Volume, 2007 Edition, Bull Run Planning District, BR6-Centreville Community Planning Sector, Centreville Suburban Center C-6, as amended through 01-26-2009, Land Use Recommendations, page 28:

> "Land Unit C-8 is planned for low intensity office use at an FAR up to .20."

NOMINATED PLAN AMENDMENT

This nomination proposes to:

- Delete the subject area from Land Unit C-8, and
- Adds Plan text indicating that the area is planned for private open space with an option for residential use at 5-8 du/ac.

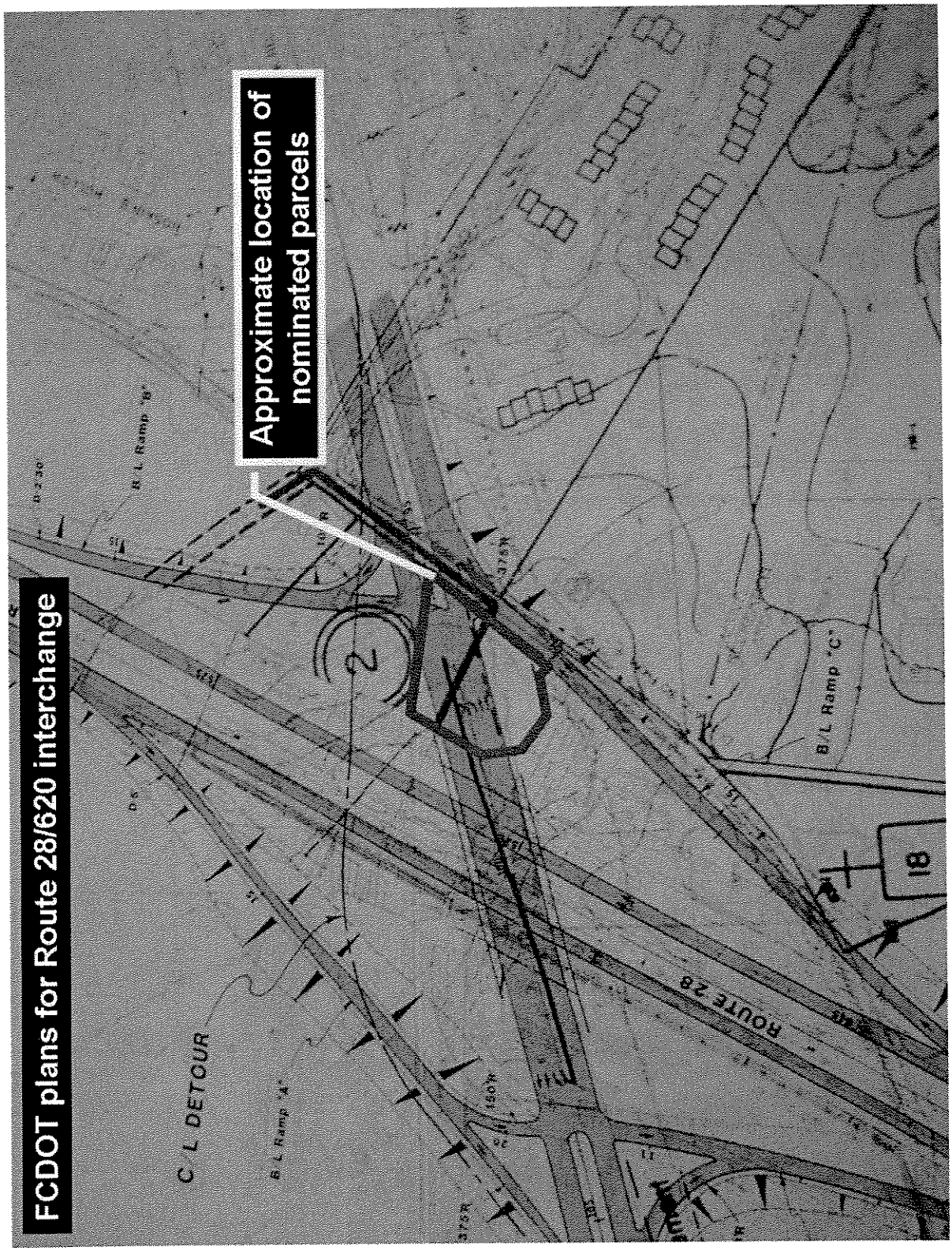
ANALYSIS

The subject area, parcels 65-2((1))17 and the southern half of 65-2((2))2, is 1.02 acre in size at a high-volume intersection. Nearly 50 percent of the area is located within a Colonial gas pipeline easement, further constraining land necessary to allow the development of housing types similar to the adjacent Heritage Estates townhome community. Access from New Braddock Road would be difficult to obtain from VDOT. It is hemmed in by Route 28 on the west and Route 620 on the north; this intersection is identified in the Fairfax County Transportation Plan Map for future interchange improvements. As shown in *Attachment I*, a 20 year old engineered site plan shows the subject land completely within the potential future right of way.

RECOMMENDATION

The APR nomination proposes changing the current Plan from office at .20 FAR to public open space with an option for residential use at 5-8 du/ac. Since site constraints and the planned interchange would make residential use at this location inappropriate, staff recommends retaining the adopted Plan.

ATTACHMENT I



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APR
Area Plans Review

APR# 08-III-2BR

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK
Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: Carol A. Hawn, WFCCA Secretary Daytime Phone: 703-266-6872

Address: 6500 Harvest Mill Court
Centreville VA 20121-4819

Nominator E-mail Address: cahawn@verizon.net

Signature of Nominator (NOTE: There can be only one nominator per nomination):
Carol A Hawn

THIS BOX FOR STAFF USE ONLY
Date Received: Postmark 6/27/08
Date Accepted: 7-16-08 ARH
Planning District: _____
Special Area: _____

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.) N/A

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☐ Dranesville ☐ Hunter Mill ☐ Providence ■ Sully

Total number of parcels nominated: 2

Total aggregate size of all nominated parcels (in acres and square feet): Less than: 1.33 acres 57,764 square feet; one parcel is a portion of entire parcel - tax records do not divide lot

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ■ No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) ■ Yes ☐ No

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: See attached

b. CURRENT PLAN MAP DESIGNATION: Office, low-intensity at FAR up to .20

c. CURRENT ZONING DESIGNATION: 0652010017: R-1 0652020002: C-6 (Community Retail)

Continued

PC 2008-059

APR

Area Plan Review

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION. (NOTE. The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). see attached

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) Townhouses; up to 35 feet in height; two-car garages per unit; up to 2,500 SF.

f. NON-RESIDENTIAL: Check the appropriate use ☐ Office ☐ Retail ☐ Government/Institutional ☐ Industrial ☐ Open Space ☐ Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: _____ TOTAL Gross Square Feet: _____

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	

**If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.*

h. RESIDENTIAL COMPONENT (Circle the appropriate density range proposed and complete the table to the right):

.1 - .2 du/ac (5-10 acre lots)
(5 - 8 du/ac)
.2 - .5 du/ac (2-5 acre lots)
8 - 12 du/ac
.5 - 1 du/ac (1 – 2 acre lots)
12 - 16 du/ac
1 - 2 du/ac
16 - 20 du/ac
2 - 3 du/ac
20+ (specify 10 unit density range) _____
3 - 4 du/ac
4 - 5 du/ac

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse	5 units	up to 2,500 SF	up to 12,500 SF.
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
	5 units	up to 2,500 SF.	up to 12,500 SF.

Continued

NOMINATION FORM

PART 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

☐ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

■ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between May 1, 2008 and June 27, 2008 to:

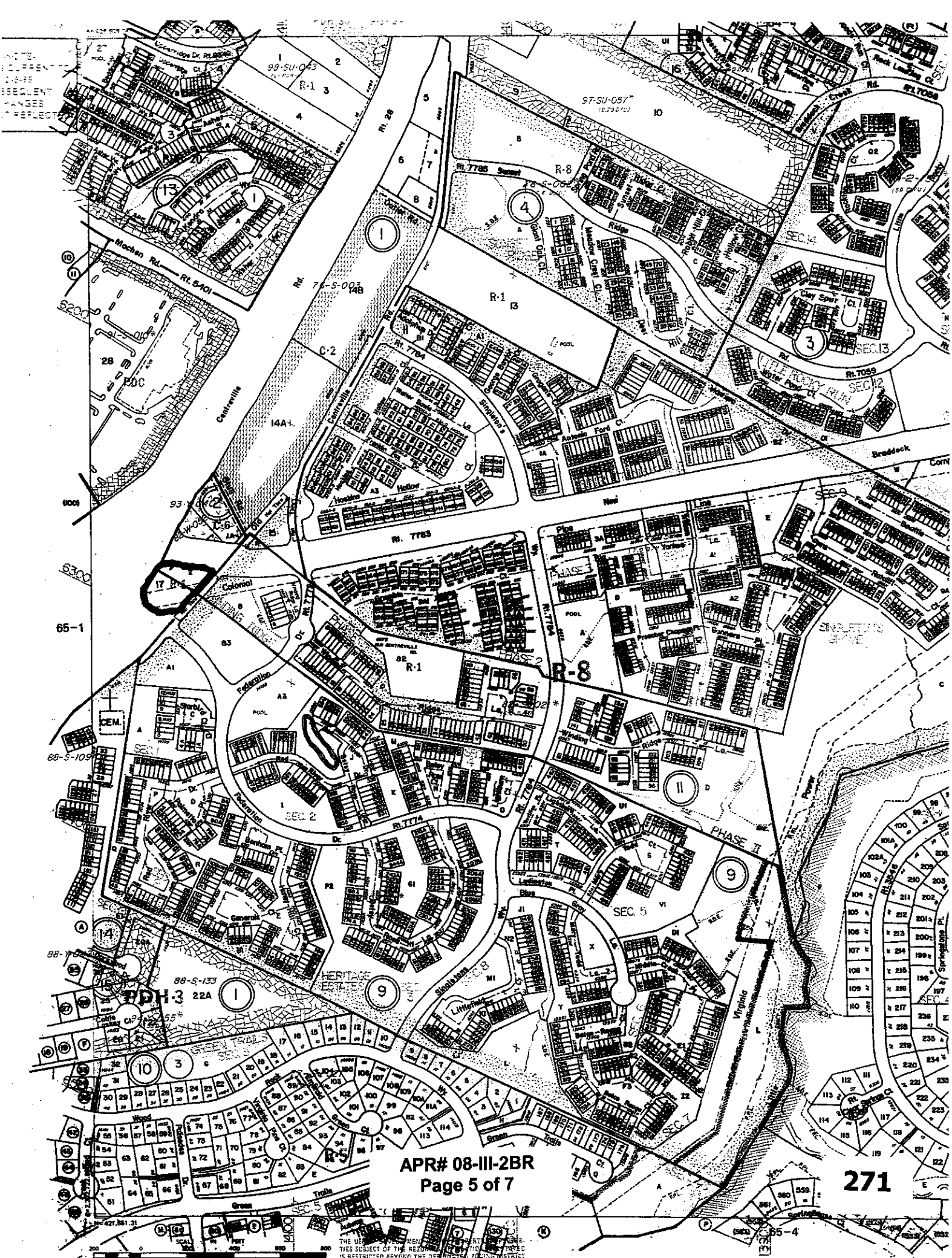
Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

PROPERTY INFORMATION TABLE

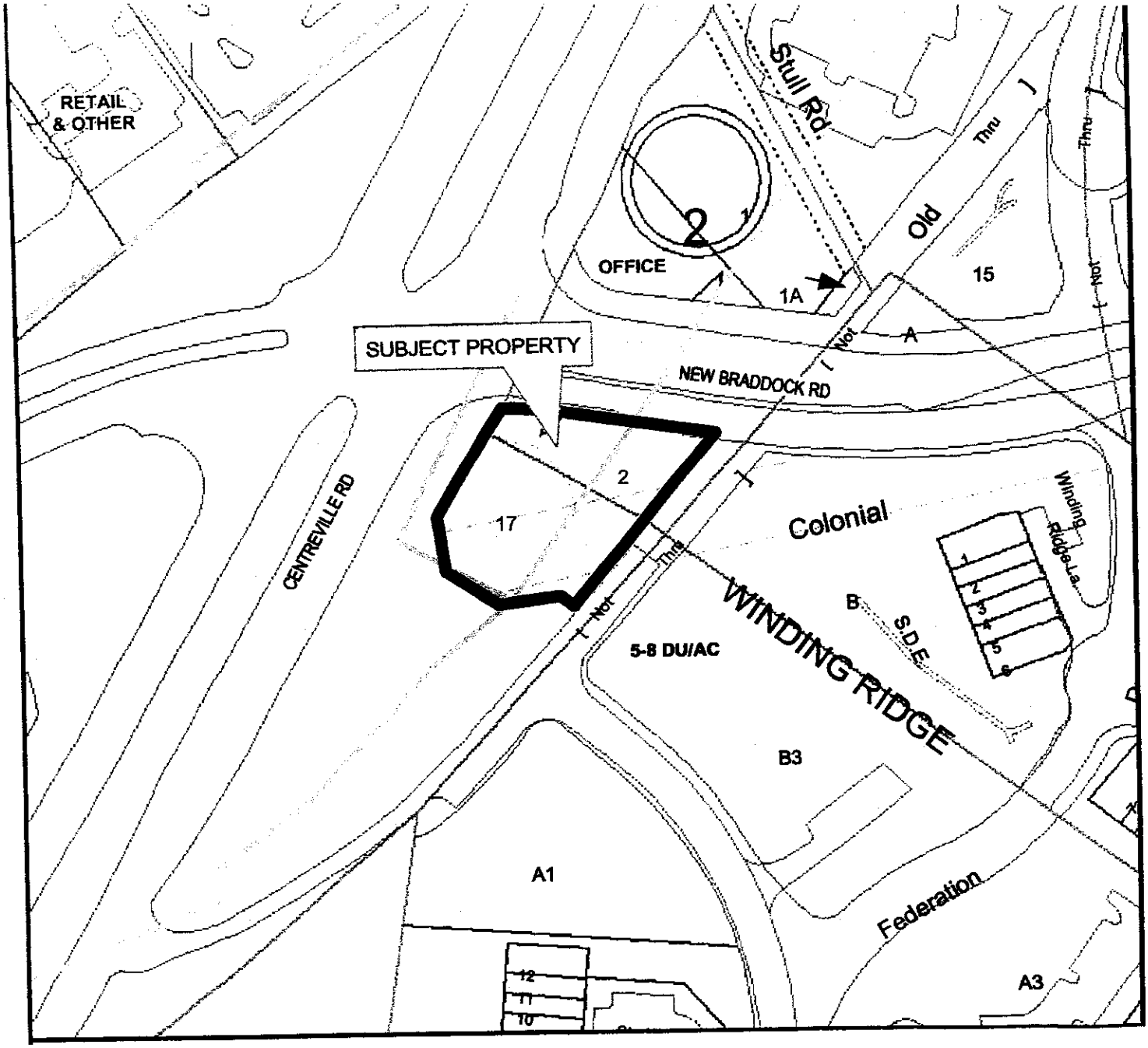
All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

***IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.*

Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
065201C017	N/A	Leo H. and Reuben Bejani	2316 Providence St. Falls Church VA 22043	32,396 sf.	7007 0220 0001 7652 1228
065202D002 (portion)	6205 Centreville Rd.	Leo H. and Reuben Bejani	2316 Providence Street Falls Church VA 22043	25,368 sf. (portion)	7007 0220 0001 7652 1235



R-8
R-1
PDH-3
HERITAGE ESTATES
GREEN TRAILS
PHASE II
Rt. 7783
Rt. 7784
Rt. 7774
Rt. 7059
Rt. 7058
Rt. 7785
Machen Rd.
Rt. 5401
Centreville
Colonial
Federation
Braddock
Virginia
Power
Sunset
Ridge
Clay Spur
Water Pond
Singleton's
Hollow
Green
Trails
Wood
Pipe
Yankee
Winding
Ridge
Bonham
Generals
Littlefield
Singletons
Ludington
Blue
Gray
Rock
Springstone
Rt. 3546
Rt. 5
Rt. 28
Rt. 7059
Rt. 7784
Rt. 7774
Rt. 7783
Rt. 7058
Rt. 7785
Rt. 5401
65-1
65-4


RETAIL & OTHER
Stull Rd.
Old
Thru
Thru
OFFICE
1A
15
SUBJECT PROPERTY
NEW BRADDOCK RD
Not
A
2
17
CENTREVILLE RD
Colonial
Winding Ridge La
WINDING RIDGE
B
S.D.E.
5-8 DU/AC
B3
A1
Federation
A3
12
11
10

Area III Volume
Centreville Area and Suburban Center
Land Bay C-8

CURRENT COMPREHENSIVE PLAN TEXT:

"C-8 (22 Acres)
Land Unit C-8 is planned for low intensity office use at an FAR up to .20."

PROPOSED AMENDMENTS TO TEXT AND COMPREHENSIVE PLAN DESIGNATION:

Delete that portion of Parcel 0652 02 0002 located south of New Braddock Road from Land Bay C-8.

Delete Parcel 0652 01 0017 from Land Bay C-8.

Private open space; option for residential up to 5 – 8 dwelling units per acre. This would be consistent with the townhouse communities already developed adjacent to the nominated parcels.

JUSTIFICATION:

New Braddock Road is a more appropriate southern boundary for Land Bay C-8. The nominated parcels are the only parcels in the southeast quadrant of Centreville bordered by Route 28 and New Braddock Road not planned for residential development, or already developed as residential properties. Continuing to include these parcels in Land Bay C-8, low intensity office use, is an oversight in the adopted Plan. Further:

- Because of changes to the transportation network in this area, these parcels are no longer directly accessible from either Route 28 or New Braddock Road. Rather, the only vehicular access is through the residential neighborhoods of Winding Ridge and Heritage Forest Homeowners Associations. Office use is no longer appropriate, because of the generally poor and roundabout access to the parcels.
- The Colonial pipeline easement limits the buildable area of the subject properties to 0.47 acres (57% of the total).
- The Comprehensive Plan calls for widening Route 28 from 4 to 6 lanes, and a full, grade-separated interchange at Route 28 and New Braddock Road. Preliminary conceptual plans for the interchange indicate a severe impact of the site.
- Although the Comprehensive Plan designates 'private open space' as portions of Environmental Quality Corridors which should not be developed and portions of the 100-year floodplain not planned for public use, a definition not necessarily applicable to this nomination, it does encompass the concept of leaving the parcels undeveloped, given the above issues with the pipeline easement and transportation.
- Recently, the parcels have been advertised for sale as commercial retail (the current zoning of the portion of 6205 Centreville Road).

In 2004, staff recommended retaining the adopted plan, prior to the nomination being withdrawn by the nominator. They noted, "A plan amendment for residential use is inappropriate at this location due to these constraints" (the pipeline easement and future interchange). However, these constraints would also impact office or retail development under the current plan. Including residential development up to 5 – 8 dwelling units per acre (townhouses) as an Option, although potentially negatively impacted by future development, would be consistent with the existing communities surrounding the nominated parcels. Therefore, the nomination would better achieve consistent Plan objectives than what is currently in the adopted Plan.

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A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2008-2009 NORTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT(S): SULLY **APR ITEM:** 08-III-1DS

NOMINATOR(S):	Pohanka of Chantilly, Inc. (David S. Houston, Agent. Pillsbury-Winthrop-Shaw-Pittman, LLP)
ACREAGE:	9.86 Acres
TAX MAP I.D. NUMBERS:	34-3((1))1D
GENERAL LOCATION:	At the northeast quadrant of Stonecroft Boulevard and Stonecroft Center Court
PLANNING AREA(S):	Area III
District(s):	Bull Run
Sector:	Upper Cub Run (BR2)
Special Area(s):	Dulles Suburban Center – Land Unit H
ADOPTED PLAN MAP:	Industrial
ADOPTED PLAN TEXT:	Industrial, research and development, and industrial/flex uses up to .35 FAR.
For complete Plan text see	http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/dulles.pdf
PROPOSED PLAN AMENDMENT:	Allow expansion of the existing adjacent auto park as an optional use up to .35 FAR.

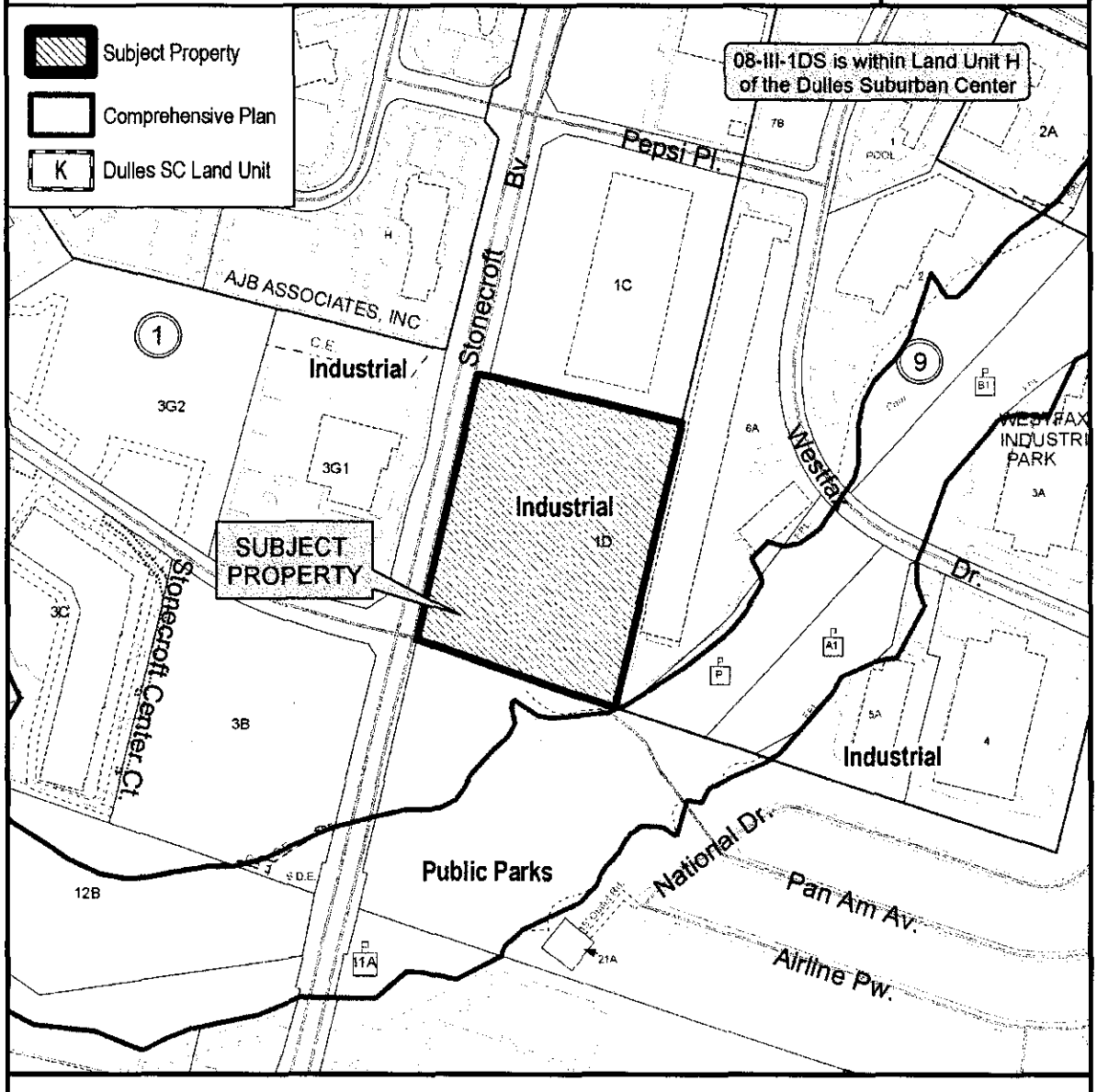
SUMMARY OF STAFF RECOMMENDATION:

_____ Approve Nomination as Submitted
__X__ Approve Staff alternative
_____ Retain Adopted Plan

Staff recommends an alternative, which is supportive of the Task Force recommendation and the nomination in terms of land use, but not the proposed intensity of use. The alternative is to provide an option for auto sales and service use up to .20 FAR with conditions related to access, landscaping and site design.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2008-2009 NORTH COUNTY APR #
08-III-1DS
SULLY



Subject Property Current Plan: Land Unit H is planned for industrial, research and development, and industrial/flex uses up to a maximum FAR of .35.

Nominated Plan Change: An optional use of Parcel 34-3 ((1)) 1D is an expansion of the existing adjacent auto park, not to exceed .35 FAR.

Staff Recommendation: Approve Staff Alternative.

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2009

CONTEXT

General Location:

The subject area is located east of Stonecroft Boulevard in the vicinity of Stonecroft Center Court.

Existing and Planned Land Use and Zoning:

Subject Area: The subject area lies to the east of Stonecroft Boulevard (formerly Willard Road), and is used primarily for the storage of cars for auto dealerships in the area; the parcel also contains a stormwater management pond, which is located along the southern boundary that provides stormwater retention for surrounding properties. The parcel is planned for industrial, research and development, and industrial/flex uses up to .35 FAR, and is zoned I-5.

Adjacent Area:
North: The area to the north is planned and developed with an industrial/flex use. This site is zoned I-5 and houses ancillary uses for the neighboring auto dealerships.
East: The area to the east is planned and developed with industrial/flex uses, and is zoned I-5.
South: The area to the south is vacant property that contains residual land from the Dulles Meadows Mobile Home Park that is located further east. This area also is mostly within a Resource Protection Area (RPA), part of the Cain Branch stream valley. It is planned industrial and public parks, and zoned I-3.
West: The area to the west, across from Stonecroft Boulevard, is planned for and developed with automobile sales and service uses, and is zoned C-8.

PLANNING HISTORY

On March 8, 1993, the planning guidance for Land Unit H was established with the adoption of the Dulles Suburban Center Plan amendment (S92-CW-4CP). The amendment included Recommendation #2 that established an auto park (defined as two or more automobile sales and service dealerships) west of Stonecroft Boulevard and south of Route 50. Since 1993, the land use guidance for the subject area has not been amended.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, Area III Volume, 2007 Edition, Bull Run Planning District, BR2-Upper Cub Run Community Planning Sector, Dulles Suburban Center Land Unit H, as amended through 01-26-2009, Land Use Recommendations, pages 114-116:

"1. Land Unit H is planned for industrial, research and development, and industrial/flex uses up to a maximum FAR of .35.

2. An auto park may be appropriate as an optional use on Parcels 33-2((1))6 and 6A, if the conditions listed below are met. An auto park is defined as a large tract of land that accommodates two or more dealers engaged in automobile sales and services, as well as related ancillary services.

   Conditions:

   - The auto park is a minimum of 50 acres in size;
   - A unified development plan is provided for the entire site, recognizing that development may be phased as dealerships are added to the park;
   - The primary uses in the auto sales park are all related to vehicle sales and service. Ancillary uses to serve customers may also be considered;
   - Substantial setbacks and a landscaped berm should be provided along Route 50 to screen view of the use from the road. A single freestanding sign to identify the auto park may be visible from Route 50; and
   - Development should be oriented to Willard Road, preferably with building placement designed to screen outside display and storage facilities from Route 50. Substantial setbacks, screening and landscaping should be provided along Willard Road to establish a campus-style setting. Signage at the auto park entrance(s) may be appropriate."

The Comprehensive Plan Map shows this area planned for industrial.

NOMINATED PLAN AMENDMENT

This nomination proposes to add a new recommendation for Land Unit H to allow vehicle sales, rental, and ancillary service on Parcel 34-3((1))1D up to .35 FAR, as an option to industrial use.

ANALYSIS

The subject parcel is located on the east side of Stonecroft Boulevard which is across from several auto dealerships, west of Stonecroft Boulevard.

In 1994, the Board of Supervisors (BOS) approved RZ #94-Y-033 that permitted the establishment of an auto sales park on 103.48 acres. In subsequent years, the auto park was expanded by approximately 40 acres.

Stonecroft Boulevard has acted as the eastern boundary of auto sales uses. However, several properties east of Stonecroft Boulevard have auto service and storage uses, as does the nominated property. The addition of an auto dealership on the nominated parcel will not change the character of the area.

The existing auto dealerships have developed in a way so as to avoid direct access onto Stonecroft Boulevard. However, the nominated site (Parcel 34-3((1))1D) is only accessible via Stonecroft Boulevard. Extension of Stonecroft Center Court east of Stonecroft Boulevard is not possible due to the existing stormwater management pond on the nominated site. If developed, access to the site will have to use the two existing curb cuts and one median cut.

The auto dealerships on Stonecroft Center Court were approved at a maximum .30 FAR. However, these facilities are developed within a range from .14 FAR to .20 FAR. This range of intensity for auto dealerships has similar traffic impacts to the industrial use planned for the area up to .35 FAR. Auto dealerships at the nominated intensity of .35 FAR have substantially greater traffic impact than the planned industrial uses. *(Refer to Attachment 1 for trip generation comparisons).*

RECOMMENDATION

Auto dealerships at intensities higher than .20 FAR will have undue traffic impacts. Since the Dulles Suburban Center performance criteria for optional uses indicates that these uses should have lesser peak-hour impacts when compared to the base line Plan recommendation, staff recommends an alternative which is supportive of the nomination in terms of land uses, but not intensity of use. The staff recommendation provides an option for auto sales, rental and ancillary uses with an intensity up to .20 FAR, and conditions for development to have similar design characteristics to those approved for the area's existing auto dealerships.

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~.

ADD: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Bull Run Planning District, BR2 - Upper Cub Run Community Planning Sector, Dulles Suburban Center H, as amended through 01-26-2009, Land Use Recommendations, page 116:

7. Parcel 33-4((1))1D is planned for industrial use as stated in Recommendation #1. As an option, vehicle sales, rental and ancillary use up to .20 FAR may be appropriate, if access is limited to the two existing points of ingress/egress; and landscaping, signage and building site design are similar to the auto park uses west of Stonecroft Boulevard.

The Comprehensive Plan Map will not be changed by this recommendation.

Attachment I

Trip Generation Estimates for APR 08-III-1DS
Sully District

		AM Peak Hour		PM Peak Hour		
Current Comprehensive Plan	**Sq Ft**	**In**	**Out**	**In**	**Out**	**Average Daily**
Light Industrial (110) @ .35 FAR	150,325	122	17	17	128	1,048

		AM Peak Hour		PM Peak Hour		
Proposed Amendment	**Sq Ft**	**In**	**Out**	**In**	**Out**	**Average Daily**
Auto Retail (841) @ .35 FAR	150,325	226	79	152	237	5,012

		AM Peak Hour		PM Peak Hour		
Auto Park's Proffered Intensity	**Sq Ft**	**In**	**Out**	**In**	**Out**	**Average Daily**
Auto Retail (841) @ .30 FAR[3]	128,850	194	68	130	204	4,296

		AM Peak Hour		PM Peak Hour		
Alternative Intensity 1	**Sq Ft**	**In**	**Out**	**In**	**Out**	**Average Daily**
Auto Retail (841) @ .20 FAR [4]	85,900	129	45	87	136	2,864

		AM Peak Hour		PM Peak Hour		
Alternative Intensity 2	**Sq Ft**	**In**	**Out**	**In**	**Out**	**Average Daily**
Auto Retail (841) @ .14 FAR [5]	60,000	90	32	61	95	2,000

[1] Trip Rates are from the Institute of Traffic Engineers (ITE) Book 8th Edition, 2008

[2] Trip generation estimates are provided for general order-of-magnitude comparisons only and do not account for pass-by or internal capture reductions

[3] This facility is located across the street from the proposed nomination and is developed at .14 FAR (significantly lower than the proffered intensity)

[4] High-end intensity for area dealerships

[5] Square footage is the low end intensity of area auto sales and service facilities

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APR Area Plans Review

2008-2009 NORTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK
Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: David S. Houston, Agent Daytime Phone: (703) 770-7544

Address: Pillsbury Winthrop Shaw Pittman LLP
1650 Tysons Boulevard, McLean, VA 22102

Nominator E-mail Address: david.houston@pillsburylaw.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):
, AGENT

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.)

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
PRESIDENT

THIS BOX FOR STAFF USE ONLY
Date Received: 6-26-08
Date Accepted: 7/15/08 ARH
Planning District:
Special Area:

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☐ Dranesville ☐ Hunter Mill ☐ Providence ☑ Sully

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 9.86 acres 429,529 square feet

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☑ No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) ☑ Yes ☐ No

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: Land Unit H is planned for industrial, research and development, and industrial/flex uses up to a maximum FAR of .35.

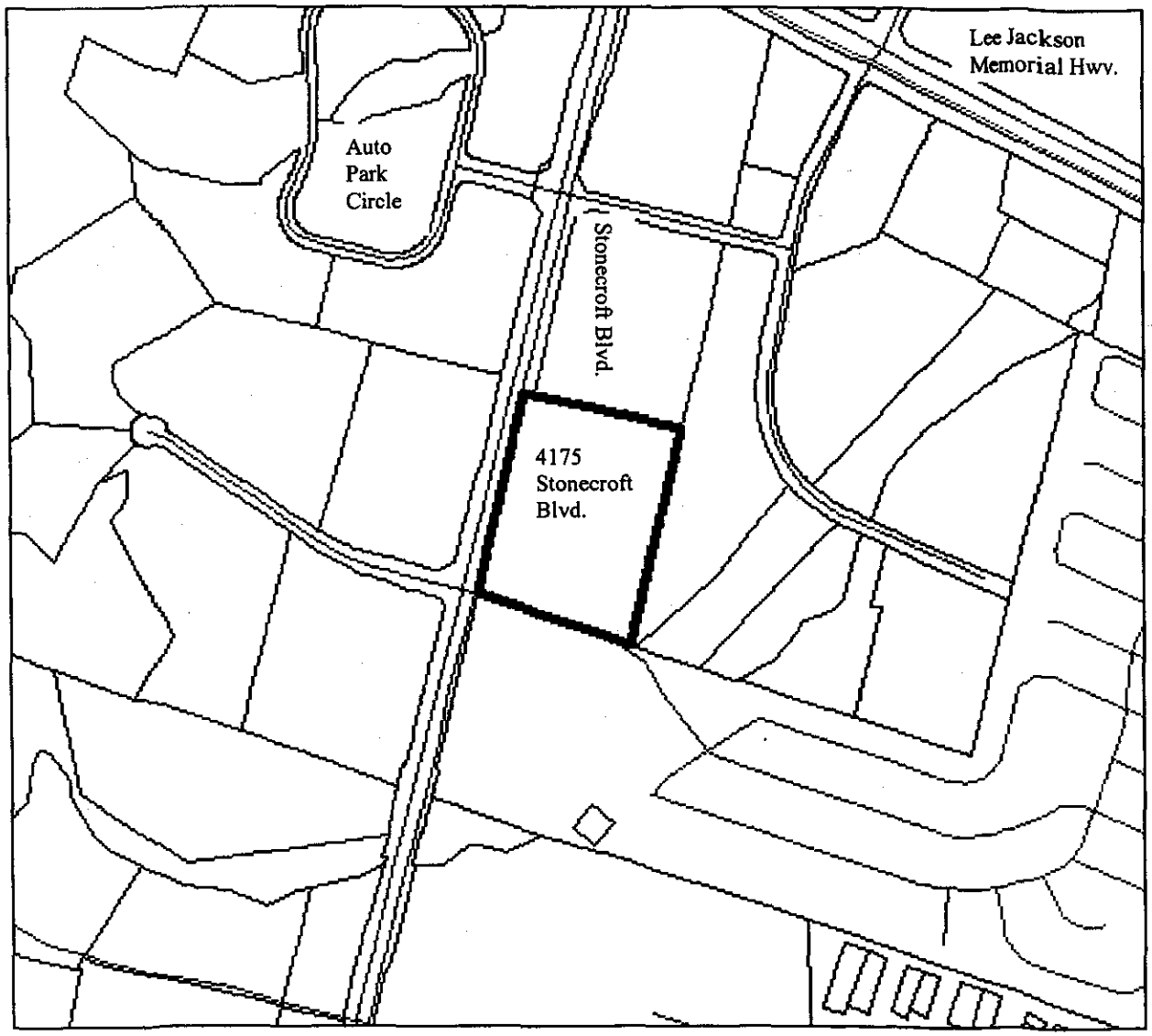
b. CURRENT PLAN MAP DESIGNATION: Industrial

c. CURRENT ZONING DESIGNATION: I-5 (Industrial General)

2008-2009 North County Area Plan Review

4175 Stonecroft Blvd., Chantilly VA

Tax Map Number 34-3-((01))-1D



d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). The area is planned for a mixture of industrial, research and development, industrial/flex, and retail uses up to a maximum FAR of .35. A logical and appropriate expansion of the existing adjacent auto park is appropriate as an optional use on Parcel 34-3-((1))-1D.

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) Retail uses would primarily focus on vehicle sale, rental, and ancillary service, featuring surface parking and low-rise building of, in general, one or two stories.

f. NON-RESIDENTIAL: Check the appropriate use ☐ Office ☑ Retail ☐ Government/Institutional ☐ Industrial ☐ Open Space ☐ Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: 0.35 TOTAL Gross Square Feet: ~~150,335~~ 150,325

Categories	Percent of Total FAR	Square feet
Office		
Retail	100%	150,325 ~~150,335~~
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	150,325 ~~150,335~~

**If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.*

h. RESIDENTIAL COMPONENT (Select the appropriate density range proposed and complete the table to the right):

☐ .1 - .2 du/ac (5-10 acre lots)
☐ .2 - .5 du/ac (2-5 acre lots)
☐ .5 - 1 du/ac (1 – 2 acre lots)
☐ 1 - 2 du/ac
☐ 2 - 3 du/ac
☐ 3 - 4 du/ac
☐ 4 - 5 du/ac
☐ 5 - 8 du/ac
☐ 8 - 12 du/ac
☐ 12 - 16 du/ac
☐ 16 - 20 du/ac
☐ 20+ (specify 10 unit density range) _____

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
TOTAL:			

PART 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

☑ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

☑ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between May 1, 2008 and June 27, 2008 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

***IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.*

Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
0343010001D	4175 Stonecroft Blvd.	Pohanka of Chantilly, Inc.	13901 Lee Jackson Highway	9.86	
			Chantilly, VA 20151		

2008-2009 North County Area Plan Review
4175 Stonecroft Boulevard, Chantilly VA 20151
Tax Map Number 34-3-((1))-1D

Part 6 to Nomination Form: Justification

I. Introduction

The nominated property, located at 4175 Stonecroft Boulevard, Tax Map 34-3 ((1)) 1D, (hereinafter the "Subject Property"), is currently zoned I-5 (General Industrial District) and lies within Land Unit H (the "Area") of the planning sector referred to as "Dulles Suburban Center in the Fairfax County Comprehensive Plan (the "Comprehensive Plan"). The Area, including the Subject Property, is an amenable location for the use known as "vehicle sale, rental and ancillary service establishment" in the Fairfax County Zoning Ordinance. An existing auto park is located immediately adjacent to the Subject Property and the language allowing this use on the adjacent property, had previously been included in the Comprehensive Plan as an optional use. The Comprehensive Plan for the Area, and more specifically, the Subject Property should be amended to allow the use of vehicle sale, rental and ancillary service establishment, as an optional use. Such an amendment to land use recommendations for the Subject Property in the Comprehensive Plan would assist in the achievement of the Comprehensive Plan's objectives, and help to resolve oversights in the adopted Comprehensive Plan, without causing negative impacts for the Area or for Fairfax County as a whole.

II. The proposal would better achieve the Comprehensive Plan objectives than what is currently in the adopted Plan

The Policy Plan for the Comprehensive Plan describes the primary goal of Fairfax County's policies and priorities as achieving "outstanding quality of life through," among other techniques, "[e]conomic prosperity and expanding opportunity" and "[a] balance between access to convenient multi-modal transportation and residential, commercial and industrial growth" (Preface, page 1). It notes that "Fairfax County should continue to encourage the development of appropriately scaled and clustered commercial and industrial facilities to meet the need for convenient access to needed goods and services and to employment opportunities" (Preface, page 3). These objectives can be best achieved by modifying the Comprehensive Plan for the Area, and specifically for the Subject Property, to facilitate the clustering of vehicle sale, rental and ancillary service establishment uses.

The first objective of the Economic Development section of the Policy Plan is to "[p]rovide an environment in which businesses flourish and jobs are created." Allowing a wider range of activities and compatible uses on the Subject Property would help local businesses to flourish and allow the creation of more employment opportunities.

The Land Use section of the Policy Plan further supports the proposed amendment. Policy (b) of Objective 1 of this section, asks the County to "[e]ncourage growth and development to occur in locations and in a manner which enhances community identity and can be supported by the availability of transportation and public facilities." The identity of the Area surrounding the Subject Property includes a concentration of auto dealerships (seven on Auto Park Circle, one on Stonecroft Center Court, and several others within a two-mile radius). Providing the option to locate a vehicle sale, rental and ancillary service establishment use in this vicinity would enhance the reputation of this Area as a destination to retail shop for automobiles. Appendix 7 of this section encourages "clustering of automobile-oriented commercial uses" to provide the benefits of "higher quality design; increased landscaping and buffering; increased vehicular safety; and increased energy efficiency." Automobile sales and service centers are mentioned as a specific example of this type of commercial use appropriate for clustering.

Transportation and infrastructure in the Area are already well-suited to serving employees and customers of auto dealerships. Furthermore, as the Tysons Corner Area continues to grow through transit-oriented development, centered around the proposed extension of passenger rail lines, principles of smart growth suggest that higher-density development would be more appropriate in the Tysons Corner Area. Current lower-density uses in the

Tysons Corner Area, including vehicle sale, rental and ancillary service establishments, would be better located in other parts of the County. The Area, including the Subject Property, is an optimal location for the relocation of this use.

Policy (a) of Objective 9 in the Land Use section of the Policy Plan states that the County should "[e]nsure that the general use(s) and density/intensity approved during the zoning process are in accordance with those identified in the Comprehensive Plan." The general area around the Subject Property has developed to include many vehicle sales facilities, and the Comprehensive Plan language for the Subject Property should be in harmony with these current uses.

The Dulles Suburban Center Plan counts among its objectives encouraging business development (Objective 1) and promoting "economic synergy" through "sites and opportunities for viable enterprises with attractive and diverse employment opportunities to promote economic synergy" (Objective 19). Modifying the Comprehensive Plan would help encourage new enterprises and more jobs at the Subject Property, and provide economic synergy with the related businesses nearby. The Comprehensive Plan language for Land Unit H currently includes a provision for an auto park near the Subject Property. The addition of an option to develop the Subject Property with vehicle sales would allow the clustering of uses with the existing nearby auto park, and provide an option to relocate existing vehicle sales establishments out of areas where such uses are currently located, such as Tysons Corner, to a more appropriate location.

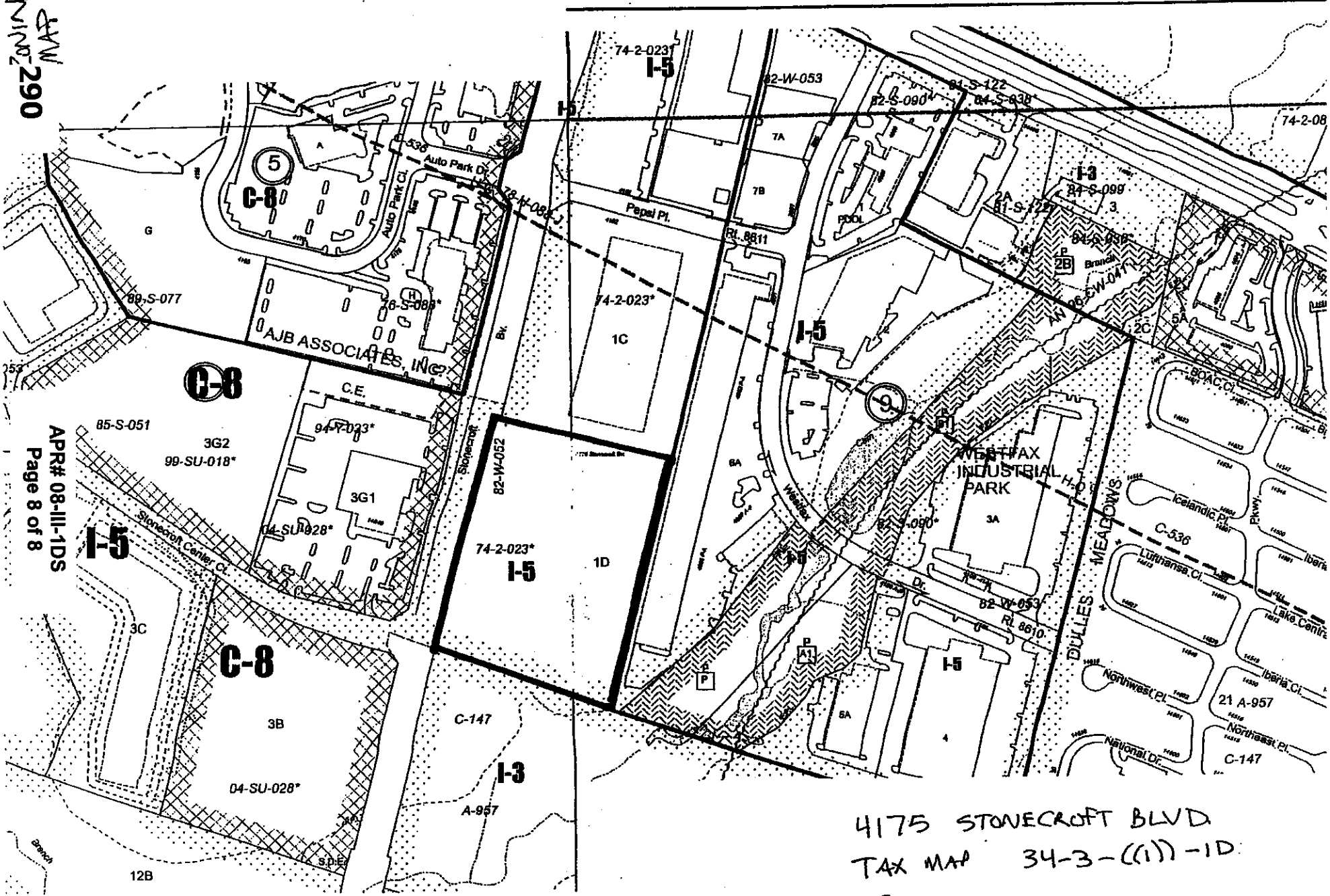
III. There are oversights or land use related inequities in the adopted Plan that affects the area of concern

The adopted Comprehensive Plan language for Parcels 33-2((1)) 6 and 6A in Land Unit H, provide for the development of an auto park, however, the current auto park actually is located on tax map 33-4 as well as 33-2 (the Subject Property is partly located on tax map 33-4 and partly on 34-3). Modifying the Comprehensive Plan to all for the option in developing vehicle sale, rental and ancillary service establishments in area around the Subject Property would remedy this oversight and help achieve the Plan objectives and policies are described above.

Changes to the Comprehensive Plan would also create a more equitable situation for the Subject Property. Many businesses located on the west side of Stonecroft Boulevard already sell and rent automobiles; modifying the Comprehensive Plan would make it easier for those located on the east side of Stonecroft Boulevard to obtain a special exception, as needed, for the use of vehicle sale, rental and ancillary service establishments. Allowing vehicle sales at the Subject Property would have a minimal impact on the surrounding area. Traffic would not be substantially affected, as many people already come to this area to shop for automobiles and would simply expand their search to additional dealerships. The Subject Property can already be used as a vehicle major service establishment by right, and this function could easily be combined with the retail sale of automobiles. Both sides of Stonecroft Boulevard are set off from residential neighborhoods and provide an appropriate location for vehicle sale, rental and ancillary service establishments, and can provide the open space and transportation access required for such a use.

IV. Conclusion

Modifying the Fairfax County Comprehensive Plan to encourage retail uses, such as vehicle sale, rental and ancillary service establishments, in Land Unit H of the Dulles Suburban Center, and extending the option for such use into that portion of the Area that includes the Subject Property will help the County achieve its stated objectives. The changes will promote economic development and support sound land-use practice of clustering auto-dependent commercial uses. Additionally, an amendment to the Comprehensive Plan will ameliorate inequities in the Area Plan and update the Comprehensive Plan to address the actual use of the nearby parcels.



4175 STONECROFT BLVD
TAX MAP 34-3-((1))-1D
9.86 ACRES

A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2008-2009 NORTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT(S): SULLY **APR ITEM:** 08-III-3DS

NOMINATOR(S):	Bernard Suchicital, Fairfax County Dept. of Planning & Zoning
ACREAGE:	265 Acres
TAX MAP I.D. NUMBERS:	24-2((1))11A-22E; 24-2((10))All; 24-2((8))All; 24-4((6))All; 25-3((16))All; 24-4((1))1, 33, 5A, 5B, 11A, 11B
GENERAL LOCATION:	Bounded by Sully Rd to the west, McLearen Rd to the south, Centreville Rd to the east, and Horse Pen Run to the north.
PLANNING AREA(S):	Area III
District(s):	Upper Potomac
Sector:	Sully (UP6)
Special Area(s):	Dulles Suburban Center – Land Unit D-2
ADOPTED PLAN MAP:	Industrial, office, public facilities and public parks
ADOPTED PLAN TEXT:	Please refer to Attachment I

For complete Plan text see http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/dulles.pdf

PROPOSED PLAN AMENDMENT: Update Plan map and text to reflect current land uses, such as Rachel Carson Middle School, the Creekside neighborhood, and the former "Redskins Park," as well as to replan the parcel east of the middle school for office use up to .50 FAR.

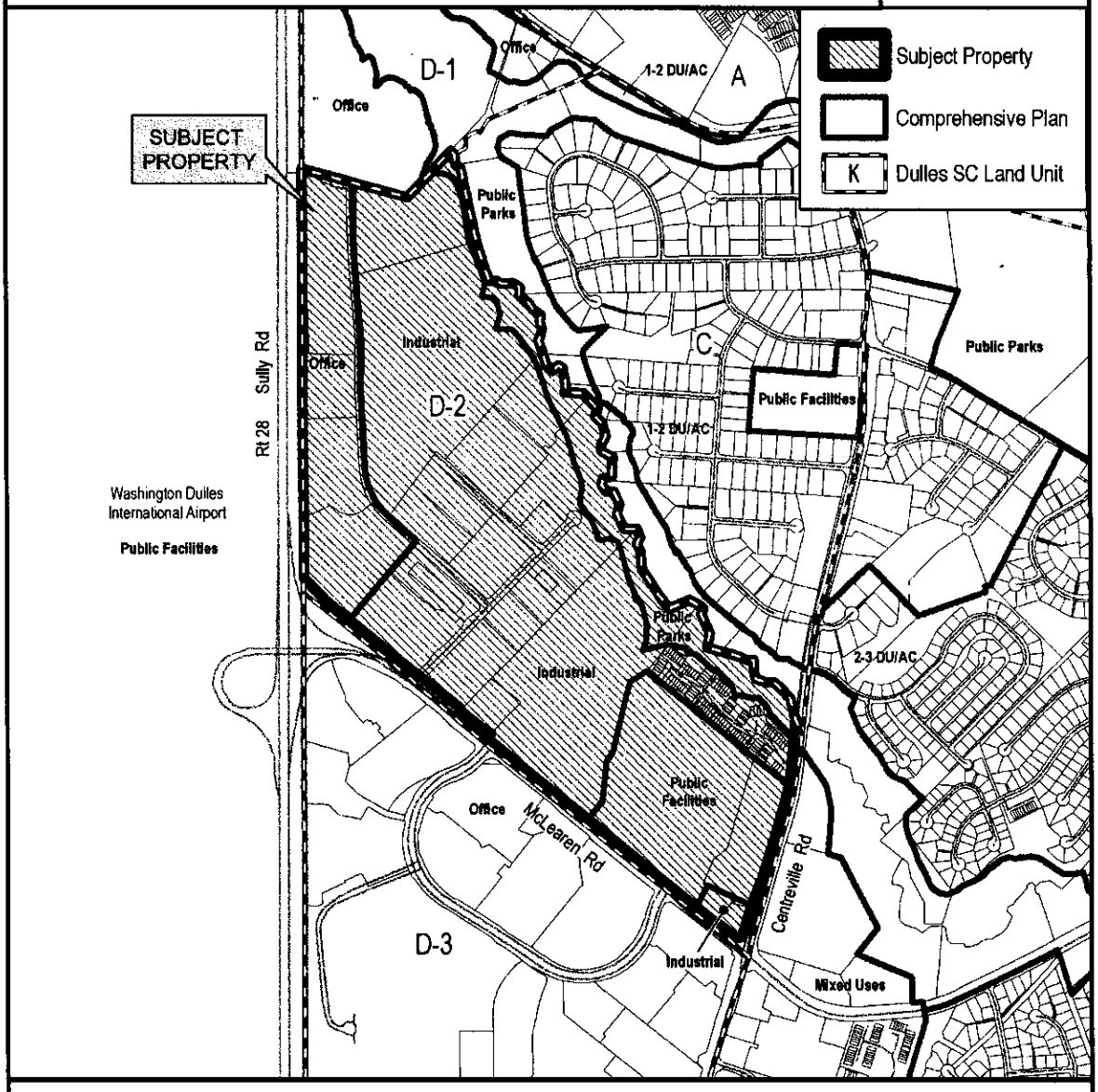
SUMMARY OF STAFF RECOMMENDATION:

____X____ Approve Nomination as Submitted
_____ Approve Staff alternative
_____ Retain Adopted Plan

This nomination is intended to update Land Use Recommendation #1 of Land Unit D-2. The proposed updates are to acknowledge development that has occurred in the land unit, and identify parcel 24-4((1))11B for office use with a maximum of .50 FAR.

CURRENT PLAN
PARCEL LOCATION MAP SHOWING CURRENT PLAN FOR SUBJECT PROPERTIES AND ADJACENT AREAS

2008-2009 NORTH COUNTY APR #
08-III-3DS
SULLY



Subject Property Current Plan: Planned for industrial, office, public facilities and public parks.

Nominated Plan Change: Revisions to Plan text to acknowledge current land uses such as Rachel Carson Middle School and the Creeksode neighborhood, and the departure of Redskins Park. Replan parcel east of the middle school for low-intensity office use at .50 FAR.

Staff Recommendation: Approve nomination as submitted.

1200 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2009

CONTEXT

General Location:

The subject area is generally located south of Horse Pen Run, and north of McLearen Road (Route 668), between Sully Road (Route 28) and Centreville Road (Route 657).

Existing and Planned Land Use and Zoning:

Subject Area: The area abutting Route 28 is developed and planned for office use up to .50 FAR, except for parcel 24-2((1))22D which is developed and planned for hotel and conference facilities up to .75 FAR. The area east of Park Center Drive and west of Rachel Carson Middle School is developed and planned for light industrial use up to a maximum .35 FAR. Creekside subdivision (parcels 24-4((6))All and 25-3((16))All) are developed and planned for single family-attached units at 4-5 dwelling units per acre and zoned PDH-5. Parcels 24-4((1))11A and 11B are shown on the Plan map as being planned for public facilities and are described in the Plan text as industrial up to .35 FAR; parcel 11A is developed with a middle school and parcel 11B is vacant; both parcels are zoned I-5. At the northwest quadrant of Centreville and McLearen Roads, parcels 24-4((1))5A and 5B are planned for service station and related uses. Parcel 5A is developed with a service station and zoned C-8; parcel 5B is vacant and zoned I-5.

Adjacent Area:
North: The area to the north abutting Route 28 is vacant, zoned R-1 and planned for office use at a .15 FAR with options to increase to .25 and .35 FAR if conditions are met. This area is currently being reviewed under APR nomination # 08-III-6DS.
East: The area to the east, across from Horse Pen Run, is developed and planned for residential 1-2 du/ac and zoned R-1 and R-2. The Horse Pen Run stream valley is planned for public park. The area across from Centreville Road (Route 657) is developed with a church, retail and storage uses and is planned for mixed-use and is zoned I-5 and C-6.
South: The area to the south, across from McLearen Road (Route 668), is developed with a private school and offices and planned for high-quality, campus-style office uses in the range of .50 to 1.0 FAR.
West: The area to the west, across from Sully Road (Route 28), is the Washington Dulles International Airport property.

PLANNING HISTORY

On March 8, 1993, the planning guidance for Land Unit D-2 was established with the adoption of the Dulles Suburban Center Plan amendment (S92-CW-4CP). Since 1993, the guidance for land use has been amended only two times. During the 1997-1998 APR cycle, APR #97-III-1UP

established the option for residential use at 4-5 du/ac on the area that has been developed as the Creekside subdivision. APR #98-CW-3ED modified the Comprehensive Plan map for Tax Map 24-4((1))11A and 11B from industrial use to public facilities, governmental and institutional uses; however, this amendment did not change the Plan text for the land unit which states that the area is planned for industrial use. At the time, the Fairfax County Public Schools was looking into acquiring both parcels to build a new facility. Since the adoption of this 1998 APR item, Rachel Carson Middle School has been built on parcel 24-4((1))11A and parcel 24-4((1))11B remains vacant.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, Area III Volume, 2007 Edition, Upper Potomac Planning District, UP6-Sully Community Planning Sector, Dulles Suburban Center D-2, as amended through 08-6-2007, Land Use Recommendations, page 73:

> "1. With the exception of Parcels 24-2((1))11C, 22D and 22E located west of Park Center Road and east of Route 28, this land unit is planned for light industrial and industrial/flex uses up to a maximum FAR of .35 to be compatible with existing development. Ancillary retail establishments to the primary industrial and industrial/flex uses may also be appropriate. Within this area, the former "Redskins Park" (Tax Map 24-2((1))13A contains the practice fields and other related training facilities of the Washington Redskins. It represents a unique feature and amenity within this land unit."

In addition to the above land use recommendation, there are five other land use recommendations addressing other portions of Land Unit D-2. *See refer to Attachment I* for full listing of all land use recommendations for this land unit.

The current Comprehensive Plan Map shows this area planned for industrial, office, public facilities and public parks. *Please refer to page 2.*

NOMINATED PLAN AMENDMENT

This nomination updates Plan text for Land Use Recommendation #1 of Land Unit D-2 by:

- Deleting out of date references to the former "Redskins Park;"
- Acknowledging Rachael Carson Middle School, the existing Creekside townhouse residential neighborhood, and the retail at the northwest corner of McLearen and

Centreville Roads; and
- Recommending parcel 24-4((1))11B for office use with a maximum .50 FAR.

In addition, the nomination proposes updates to the Plan map.

ANALYSIS

Staff submitted this nomination to update Recommendation #1 of Land Unit D-2 of the Dulles Suburban Center. The proposed update addresses Redskins Park, Rachel Carson Middle School, and existing retail uses at the northwest corner of Centreville and McLearen Roads. The Plan nomination changes the designation for the parcel east of the middle school (parcel 24-2((1))11B) from public facilities to office use with a maximum of .50 FAR. Staff believes that office use at this location will be an appropriate use along Centreville Road next to Rachel Carson Middle School and the Creekside residential Community.

RECOMMENDATION

The APR nomination proposes updates to the Plan text and Plan Map. Therefore, staff recommends approval of the nomination as submitted.

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, UP6-Sully Community Planning Sector, Dulles Suburban Center D-2, as amended through 08-6-2007, Land Use Recommendations, page 73:

"1. With the exception of parcel 24-2((1))~~11C, 22D and 22E located west of Park Center Road and east of Route 28, this land unit~~ 21A, the area that is east of Park Center Road and the area that is west of Rachel Carson Middle School is planned for light industrial and industrial/flex uses up to a maximum FAR of .35 to be compatible with existing development~~.~~; ~~A~~ancillary retail establishments to the primary industrial and industrial/flex uses may also be appropriate. ~~Within this area, the former "Redskins Park" (Tax Map 24-2((1))13A) contains the practice fields and other related training facilities of the Washington Redskins. It represents a unique feature and amenity within this land unit.~~ East of Rachel Carson Middle School is planned for low intensity office use with a maximum 0.5 FAR, except for parcels 24-4((1))5A and 5B, which are planned for retail use. Pedestrian connectivity from the school to the residential neighborhoods along Centreville Road shall be addressed when developing this area. This will include safe and convenient walking paths from Centreville Road to the school property to foster

a more healthy and active environment for the student population. Careful attention should be made when addressing any future development and related impacts around Rachel Carson Middle School."

The Comprehensive Plan Map should be amended to reflect the recommendation for current and proposed land uses The Plan map will change in the following ways: the area east of the middle school and west of Centreville Road will be shown as Office (Tax Map Parcel 24-4((1))11B); parcels 24-4((1))5A and 5B will be shown as Retail & Other; the residential neighborhood north of Rachel Carson Middle School and south of Horse Pen Run will be shown as Residential 4-5 DU/AC. The remaining area of Land Unit D-2 that is west of the school will stay the same (Industrial and Office). Please refer to *Attachment II for map showing proposed revisions.*

ATTACHMENT I

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, UP6-Sully Community Planning Sector, Dulles Suburban Center D-2, as amended through 8-6-2007, pages 73-75:

LAND UNIT D-2

CHARACTER

Land Unit D-2 consists of 275 acres and is bounded on the north by Land Unit D-1, on the west by Route 28, on the east by the Horse Pen Run Stream Valley and Land Unit C, and on the south by McLearen Road. It contains a large concentration of warehouse and industrial hybrid uses, a large hotel and office complex.

RECOMMENDATIONS

Land Use

1. With the exception of Parcels 24-2((1))11C, 22D and 22E located west of Park Center Road and east of Route 28, this land unit is planned for light industrial and industrial/flex uses up to a maximum FAR of .35 to be compatible with existing development. Ancillary retail establishments to the primary industrial and industrial/flex uses may also be appropriate. Within this area, the former "Redskins Park" (Tax Map 24-2((1))13A) contains the practice fields and other related training facilities of the Washington Redskins. It represents a unique feature and amenity within this land unit.

2. Parcel 24-2((1))22D is planned for hotel use up to .75 FAR and contains an existing hotel. Parcel 24-2((1))22E contains an existing office building and is planned for office uses. Parcel 24-2((1))11C is planned for office use up to .50 FAR as a transition between the office use to the south and the planned office uses to the north. High-quality design is essential for this highly visible location on Route 28.

3. As an option, a mixed-use development to include hotel, conference center, trade or cultural facilities, may be appropriate for the undeveloped land west of Park Center Road. Major business, service, trade and cultural facilities oriented toward international corporate firms should be encouraged. This mixed-use option may be appropriate if the following conditions are met:
   - Uses should be oriented to Route 28 in such a way as to provide an attractive appearance along the corridor in this area;
   - Intensity, scale and height should be compatible with the existing hotel located within this land unit;
   - Retail uses may be incorporated into the development but only as an integral element. No strip commercial uses are recommended, because these would be incompatible with high-quality hotel or conference center uses;

- Provisions for transit, including rights-of-way, should be incorporated into the design of the development; and
- The EQC portion of Horse Pen Run Stream Valley should be dedicated to the Fairfax County Park Authority.

4. For parcels 24-4((1))5A, and 5B, a service station and related uses may be appropriate if in keeping with the following:
   - A coordinated development plan should be presented at the time of development for the entire site;
   - Interparcel access should be provided between parcels 24-4((1))3A and 5A and 5B;
   - Access to the service station is provided in a safe, convenient and efficient manner, and ultimately is restricted to right-turn only movements to and from Centreville Road and McLearen Road at such time as a median has been constructed on these respective roads.

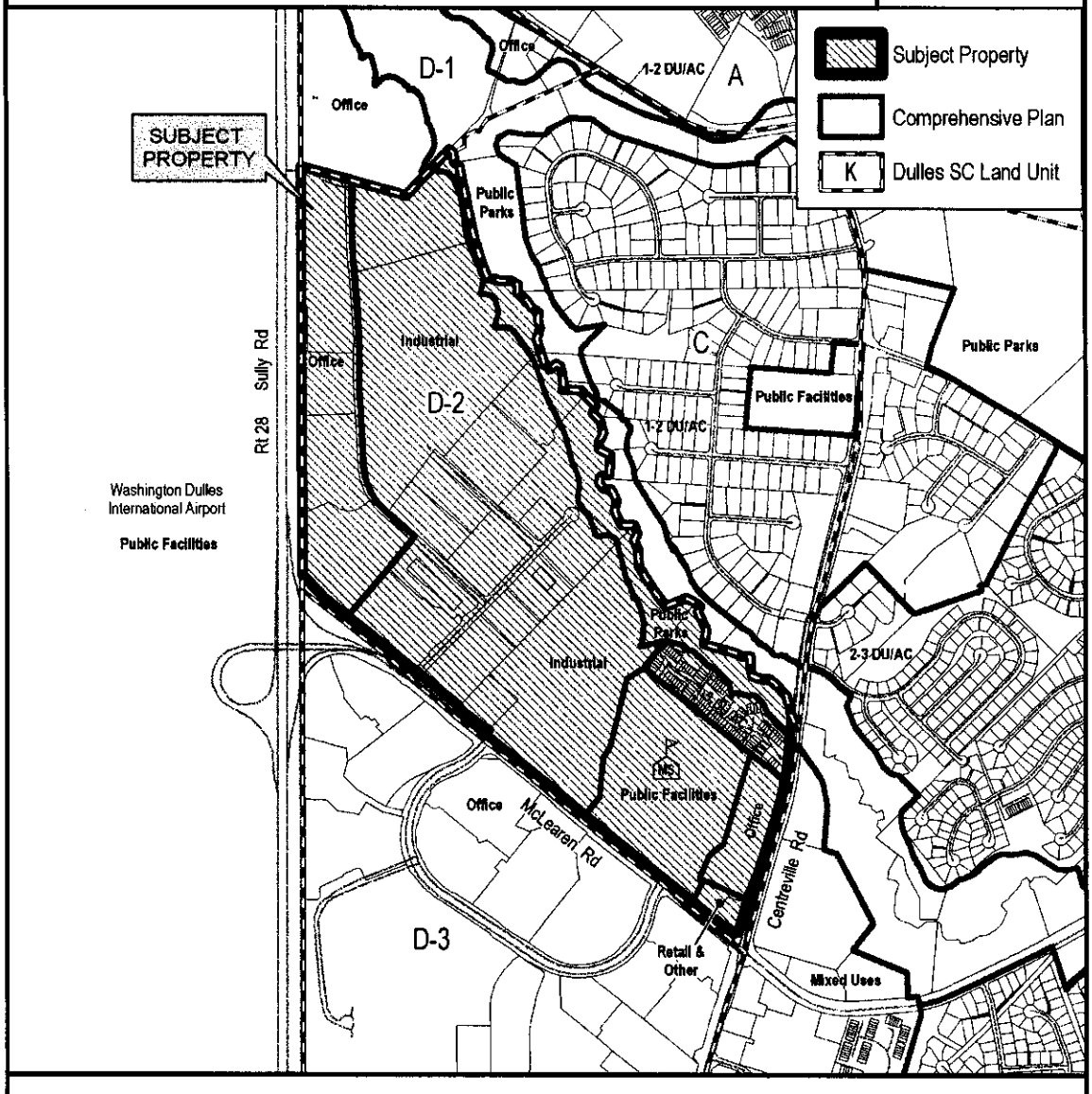
5. As an option, Tax Map 25-3((1))1 may be appropriate for residential use at 4-5 du/ac. The opportunity for residential use on the parcel should not impede the implementation of the Plan's guidance that this land unit be developed for light industrial and industrial/flex uses. Accordingly, the following conditions should be met in order to exercise the residential option:
   - Provide buffering and screening to mitigate impacts such as noise, light and other nuisances from adjacent non-residential uses;
   - Provide a site design that takes into account the adjacent school and possibility of future light industrial and/or industrial/flex uses on proximate parcels and to the extent possible, clusters development away from the southern border; and
   - Dedicate the EQC/RPA to the Board of Supervisors, with possible future dedication to the Fairfax County Park Authority.

6. Horse Pen Run provides a natural transition between the predominantly non-residential uses within this land unit and the single-family detached subdivisions to the east in Land Unit C. This buffer area should be preserved and, where feasible, enhanced.

ATTACHMENT II

NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING NOMINATED PLAN CHANGE FOR
SUBJECT PROPERTIES AND CURRENT PLAN FOR ADJACENT AREAS

2008-2009 NORTH COUNTY APR #
08-III-3DS
SULLY



Subject Property Current Plan: Planned for industrial, office, public facilities and public parks.

Nominated Plan Change: Revisions to Plan text to acknowledge current land uses such as Rachel Carson Middle School and the Creeksode neighborhood, and the departure of Redskins Park. Replan parcel east of the middle school for low-intensity office use at .50 FAR.

Staff Recommendation: Approve nomination as submitted.

1200 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2009

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APR
Area Plans Review

2008-2009 NORTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK
Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: Bernard S. Suchicital, Fairfax County DPZ Daytime Phone: 703-324-1380

Address: 12055 Government Center Parkway, Suite 730
Fairfax, VA 22035

Nominator E-mail Address: bernard.suchicital@fairfaxcounty.gov

Signature of Nominator (NOTE: There can be only one nominator per nomination): Bernard S. Suchicital

THIS BOX FOR STAFF USE ONLY
Date Received: 6/27/08
Date Accepted: 7/16/08 JRH
Planning District:
Special Area:

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.)

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☐ Dranesville ☐ Hunter Mill ☐ Providence ☑ Sully

Total number of parcels nominated: 133

Total aggregate size of all nominated parcels (in acres and square feet): 265 acres 11,543,400 square feet

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☑ No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) ☑ Yes ☐ No

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: See Attachment 1

b. CURRENT PLAN MAP DESIGNATION: Industrial and Office

c. CURRENT ZONING DESIGNATION: I-5, C-8, and PDH-5

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). See Attachment 1

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) Revision to Plan text will address current land uses, including: Rachel Carson Middle School [24-4((1))11A], the Creekside residential neighborhood, Parcel 24-4((1))11B to be replanned for office use, and Parcels 24-4((1))5A & 5B to be designated as Retail & Other.

f. NON-RESIDENTIAL: Check the appropriate use ☑ Office ☐ Retail ☐ Government/Institutional ☐ Industrial ☐ Open Space ☐ Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: 0.5 FAR TOTAL Gross Square Feet: 184,259

Categories	Percent of Total FAR	Square feet
Office	100%	
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	**100%**	

**If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.*

h. RESIDENTIAL COMPONENT (Select the appropriate density range proposed and complete the table to the right):

- ☐ .1 - .2 du/ac (5-10 acre lots)
- ☐ .2 - .5 du/ac (2-5 acre lots)
- ☐ .5 - 1 du/ac (1 – 2 acre lots)
- ☐ 1 - 2 du/ac
- ☐ 2 - 3 du/ac
- ☐ 3 - 4 du/ac
- ☐ 4 - 5 du/ac
- ☐ 5 - 8 du/ac
- ☐ 8 - 12 du/ac
- ☐ 12 - 16 du/ac
- ☐ 16 - 20 du/ac
- ☐ 20+ (specify 10 unit density range) _____

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			

Continued

PART 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

☐ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

☑ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between May 1, 2008 and June 27, 2008 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

NOMINATION FORM

PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: *Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.*

Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
		SEE ATTACHED			

Tax Map #	Street Address of Parcel if available	Property Owner	Mailing Address_Add_Line1	Parcel Acreage
0242 01 0015	13850 PARK CENTER RD HERNDON	OTR	2235 FARADAY AV CARLSBAD CA 92013	4.2874
0244 06 0035	13621 CEDAR RUN LN HERNDON	HUGHES BENJAMIN W TR	646 SAINT TIKONS RD WAYMART PA 18472	0.04298
0242 01 0014A	2870 TOWERVIEW RD HERNDON	ELITE PROPERTIES LLC	1555 SHELFORD CT VIENNA VA 22182	1.42964
0244 06 0075	13602 CEDAR RUN LN HERNDON	HICKS STEPHEN R	13602 CEDAR RUN LN HERNDON VA 20171	0.04298
0253 16 0091	13560 CEDAR RUN LN HERNDON	SHUMATE, MATTHEW K & JEANNE H	13560 CEDAR RUN LN HERNDON VA 20171	0.04298
0244 06 0040	13633 CEDAR RUN LN HERNDON	DINAN ESMAIL HEJAZI	13633 CEDAR RUN LN HERNDON VA 20171	0.04298
0242 01 0022E	13873 PARK CENTER RD HERNDON	BRIT- HALLMARK LLC	5410 EDSON LA ROCKVILLE MD 20852 SUITE 200	8.07013
0244 06 0081	13582 CEDAR RUN LN HERNDON	SACHDEV DEVIKA	13582 CEDAR RUN LN HERNDON VA 20171	0.04952
0244 01 0002	13800 MCLEAREN RD HERNDON	MCLEAREN ROAD SELF STORAGE LC	208 E RIDGEVILLE BV MT AIRY MD 21771	2.61416
0244 06 0034	13623 CEDAR RUN LA	OSMAN, ELMUFTI OSMAN M & KARRAR	13623 CEDAR RUN LA HERNDON VA 20171	0.03939
0244 06 0059	13634 CEDAR RUN LN HERNDON	BANDURI DEEP MONIMOHAN	13634 CEDAR RUN LN HERNDON VA 20171	0.04298
0244 06 0057	13638 CEDAR RUN LN HERNDON	RADKE OWEN F TR	13638 CEDAR RUN LN OAK HILL VA 20171	0.05253
0244 06 0078	13588 CEDAR RUN LN HERNDON	LEE SUNG YOL	13588 CEDAR RUN LN HERNDON VA 20171	0.04961
0253 16 0012	13575 CEDAR RUN LA	ABLORH EVA C	13575 CEDAR RUN LA HERNDON VA 20171	0.03788
0244 06 0045	13643 CEDAR RUN LN HERNDON	GOPANAPALLI NAGESWARRAO V	13643 CEDAR RUN LN HERNDON VA 20171	0.04132
0244 06 0017	13585 CEDAR RUN LN HERNDON	SHAH, RUPEN M & SANGEETAR	13585 CEDAR RUN LN HERNDON VA 20171	0.04298
0244 06 0041	13635 CEDAR RUN LA HERNDON	AHMAD ABDUL R	13635 CEDAR RUN LA HERNDON VA 20171	0.03251
0244 06 0018	13587 CEDAR RUN LA	SANIE SORAYA R	13587 CEDAR RUN LA HERNDON VA 20171	0.03939
0244 06 0044	13641 CEDAR RUN LN HERNDON	PLANT JOHN T JR	13641 CEDAR RUN LN HERNDON VA 20171	0.04989
0244 06 0070	13612 CEDAR RUN LN HERNDON	HAYES TONY BRYAN	13612 CEDAR RUN LN HERNDON VA 20171	0.04132

0244 06 A	Not Available	PARK AUTHORITY FAIRFAX COUNTY	12055 GOVERNMENT CENTER PW FAIRFAX VA 22035 STE 927	6.1262
0244 06 0016	13583 CEDAR RUN LA	MALIK, ARVIND K & BATRA, NIRMALA	13583 CEDAR RUN LA HERNDON VA 20171	0.03939
0242 01 0019	2869 TOWERVIEW RD HERNDON	CHARUHAS LOUDOUN LLC	5904 MOUNT EAGLE DR ALEXANDRIA VA 22303 APT 704	2
0244 01 0001	13850 MCLEAREN RD HERNDON	BAE SYSTEMS REGIONAL AIRCRAFT INC	13850 MCLEAREN RD HERNDON VA 20171	6
0244 06 0061	13630 CEDAR RUN LN HERNDON	LIU YAO	13630 CEDAR RUN LN HERNDON VA 20171	0.04298
0242 08 A1	2875 TOWERVIEW RD HERNDON	ACE CONDOS LLC	4081 BRITWELL PL FAIRFAX VA 22033	0
0242 01 0011C1	13925 PARK CENTER RD HERNDON	APA PROPERTIES NO 1 LP	4710 EISENHOWER BV TAMPA FL 33634 SUITE C1	5.49504
0244 06 0042	13637 CEDAR RUN LN HERNDON	RUDRARAJU, JYOTHI & SRINIVASA	13637 CEDAR RUN LN HERNDON VA 20171	0.04298
0244 06 0014	13579 CEDAR RUN LN HERNDON	SUSSKIND ROBERT A	13579 CEDAR RUN LN HERNDON VA 20171	0.05253
0242 10 1200	13849 PARK CENTER RD HERNDON	SBAD LLC	10721 HARLEY RD LORTON VA 22079	0
0253 16 0002	13553 CEDAR RUN LN HERNDON	NAIR MANOJ PANKAJ	13553 CEDAR RUN LN HERNDON VA 20171	0.04298
0253 16 0092	13558 CEDAR RUN LN HERNDON	LEE, JOHN SHEN YU & SUSAN	5301 DUNLEIGH DR BURKE VA 22015	0.04298
0244 06 0076	13600 CEDAR RUN LN HERNDON	YEUNG HOWARD W	13600 CEDAR RUN LN HERNDON VA 20171	0.04298
0253 16 0087	13568 CEDAR RUN LN HERNDON	GANGADHAR CHADIVE	13568 CEDAR RUN LN HERNDON VA 20171	0.04298
0244 06 0028	13607 CEDAR RUN LN OAK HILL	PUSAPATI PRABHAKARA RAJU V	13607 CEDAR RUN LN OAK HILL VA 20171	0.04298
0244 06 0080	13584 CEDAR RUN LN HERNDON	MALLADI SIVA R	13584 CEDAR RUN LN HERNDON VA 20171	0.04132
0244 06 0072	13608 CEDAR RUN LN HERNDON	OBRIEN HOWARD	13608 CEDAR RUN LN HERNDON VA 20171	0.04132
0242 10 1000	13849 PARK CENTER RD HERNDON	PCMC FAMILY LIMITED PARTNERSHIP	4032 WILLIAMSBURG CT FAIRFAX VA 22032	0
0244 06 0049	13651 CEDAR RUN LN HERNDON	BURTCH JUSTIN C & STONYS DAIVA C	13651 CEDAR RUN LN HERNDON VA 20171	0.05051
0244 06 0047	13647 CEDAR RUN LN HERNDON	MALLICK ABDUL	13647 CEDAR RUN LN HERNDON VA 20171	0.04132

0244 06 0039	13631 CEDAR RUN LA HERNDON	MOIN SHAHID	13631 CEDAR RUN LA HERNDON VA 20171	0.03939
0253 16 0007	13561 CEDAR RUN LN HERNDON	CHAY JANE	13561 CEDAR RUN LN HERNDON VA 20171	0.04132
0244 06 0065	13622 CEDAR RUN LN HERNDON	LUM JENNIFER ANN	13622 CEDAR RUN LN HERNDON VA 20171	0.04298
0244 01 0005A	2990 CENTREVILLE RD HERNDON	EXXON CORP	P O BOX 53 HOUSTON TX 77001	1.13625
0242 10 1100	13849 PARK CENTER RD HERNDON	13849 PARK CENTER ROAD LLC	13849 PARK CENTER RD HERNDON VA 20171 UNIT 1100	0
0244 06 0083	13578 CEDAR RUN LN HERNDON	OBRIEN, ANDREW P & RUNGNAPA	13578 CEDAR RUN LN HERNDON VA 20171	0.04132
0244 06 0046	13645 CEDAR RUN LN HERNDON	LI HONGWEI & SHEN XIULI	13645 CEDAR RUN LN HERNDON VA 20171	0.04132
0244 06 0021	13593 CEDAR RUN LN HERNDON	RANGASAMY SIVAKUMAR	13593 CEDAR RUN LN HERNDON VA 20171	0.05253
0242 01 0012	13821 REDSKIN DR HERNDON	OTR	2235 FARADAY AV CARLSBAD CA 92013	4.14557
0244 01 0003	13618 MCLEAREN RD HERNDON	MCLEAREN ROAD ASSOCIATES LLC	3333 K ST NW WASHINGTON DC 20007 SUITE 405	39.6803
0242 08 A4	2875 TOWERVIEW RD HERNDON	ACE CONDOS LLC	4081 BRITWELL PL FAIRFAX VA 22033	0
0244 06 0015	13581 CEDAR RUN LN HERNDON	VEIZI, ASTRIT & MARIANA	13581 CEDAR RUN LN HERNDON VA 20171	0.04298
0242 01 0014B	Not Available	TOWERVIEW LLC	8315 NECK RD WILLIAMSPORT MD 21795	2.10335
0242 01 0016	2800 TOWERVIEW RD HERNDON	OTR	2235 FARADAY AV CARLSBAD CA 92013	5.61889
0244 06 0031	13613 CEDAR RUN LA	FAHIM, GHULAM R & MARY	13613 CEDAR RUN LA HERNDON VA 20171	0.03939
0244 06 0051	13650 CEDAR RUN LN HERNDON	PRICE, WILLIAM W & MARSHA	13650 CEDAR RUN LN HERNDON VA 20171	0.04132
0244 06 0052	13648 CEDAR RUN LN HERNDON	THANGAVEL HARIBASKAR & GANESAN SATHYA	13648 CEDAR RUN LN HERNDON VA 20171	0.04132
0253 16 0086	13570 CEDAR RUN LN HERNDON	MOHN VALERIE B	13570 CEDAR RUN LN HERNDON VA 20171	0.0525
0244 06 0067	13618 CEDAR RUN LN HERNDON	SAYLES, RANDY K & FRANCES N	13618 CEDAR RUN LN HERNDON VA 20171	0.0525
0253 16 0010	13571 CEDAR RUN LN HERNDON	SANKINENI SRINIVAS	13571 CEDAR RUN LN HERNDON VA 20171	0.04132

0244 06 0074	13604 CEDAR RUN LN HERNDON	LEE CHI HSUAN & WEI YUN-PING	13604 CEDAR RUN LN HERNDON VA 20171	0.0525
0253 16 0004	13567 CEDAR RUN LN HERNDON	ALI DIMA	13567 CEDAR RUN LN HERNDON VA 20171	0.05051
0244 01 0011A	13618 MCLEAREN RD HERNDON	SCHOOL BOARD OF FAIRFAX COUNTY	8115 GATEHOUSE RD FALLS CHURCH VA 22042	32.94201
0253 16 0003	13555 CEDAR RUN LN HERNDON	UISELT THOMAS	13555 CEDAR RUN LN HERNDON VA 20171	0.05253
0244 06 0022	13595 CEDAR RUN LN HERNDON	KODALI SRIKANTH	13595 CEDAR RUN LN HERNDON VA 20171	0.04298
0244 06 0043	13639 CEDAR RUN LN HERNDON	KIM, CHARLIE C & CYNTHIA C	13639 CEDAR RUN LN HERNDON VA 20171	0.05253
0244 06 0038	13629 CEDAR RUN LN HERNDON	WILLIAMS CHRISTOPHER P	13629 CEDAR RUN LN HERNDON VA 20171	0.04298
0253 16 0006	13563 CEDAR RUN LN OAK HILL	TODD TERRY N	13563 CEDAR RUN LN OAK HILL VA 20171	0.04132
0244 06 0073	13606 CEDAR RUN LN HERNDON	LIN CHENYE	13606 CEDAR RUN LN HERNDON VA 20171	0.05051
0244 06 0037	13627 CEDAR RUN LN HERNDON	YAO FELIX & CHIN LOK L	13627 CEDAR RUN LN HERNDON VA 20171	0.05253
0242 08 A3	2875 TOWERVIEW RD HERNDON	ACE CONDOS LLC	4081 BRITWELL PL FAIRFAX VA 22033	0
0244 06 0050	13652 CEDAR RUN LN HERNDON	ZHAO CHANGCHING	13652 CEDAR RUN LN HERNDON VA 20171	0.05051
0242 01 0014C	2770 TOWERVIEW RD HERNDON	TOWERVIEW NUMBER TEN LLC	124 PARK ST SE VIENNA VA 22180 SUITE 201	11.68882
0244 06 0020	13591 CEDAR RUN LN HERNDON	GAMPA, DILIPKUMAR & JAYASRI	13591 CEDAR RUN LN HERNDON VA 20171	0.05253
0244 06 0063	13626 CEDAR RUN LN HERNDON	OGURA JAMES L & NG CONNIE	13626 CEDAR RUN LN HERNDON VA 20171	0.05202
0244 06 0032	13615 CEDAR RUN LN HERNDON	CRITCHLEY BRIAN D	13615 CEDAR RUN LN HERNDON VA 20171	0.05253
0242 01 0011C2	13915 PARK CENTER RD HERNDON	APA PROPERTIES NO 1 LP	4710 EISENHOWER BV TAMPA FL 33634 SUITE C1	12.36556
0242 10 0700	13849 PARK CENTER RD HERNDON	PLETCHER SARAH S	2802 C MERRILEE DR FAIRFAX VA 22031	0
0244 06 0056	13640 CEDAR RUN LN HERNDON	ALI IRFAN	13640 CEDAR RUN LN HERNDON VA 20171	0.05051
0244 06 B	Not Available	CREEKSIDE TOWNHOUSE HOA INC	12652 LAKE RIDGE DR WOODBRIDGE VA 22192	5.776
0244 06 0060	13632 CEDAR RUN LN HERNDON	ZHANG, WEI & MU	13632 CEDAR RUN LN HERNDON VA 20171	0.04298

0242 10 0500	13849 PARK CENTER RD HERNDON	TFG PROPERTIES LLC	13850 PARK CENTER RD HERNDON VA 20171	0
0242 10 0100	13849 PARK CENTER RD HERNDON	TG LEGACY LLC	13454 SUNRISE VALLEY DR HERNDON VA 20171 SUITE 440	0
0253 16 0093	13556 CEDAR RUN LN HERNDON	JARAMILLO FRANK	13556 CEDAR RUN LN HERNDON VA 20171	0.05253
0242 01 0017	2881 TOWERVIEW RD HERNDON	TOWERVIEW LLC	8315 NECK RD WILLIAMSPORT MD 21795	2.5
0253 16 0088	13566 CEDAR RUN LN HERNDON	TZONG, JIH S & MEI L	13566 CEDAR RUN LN HERNDON VA 20171	0.04298
0253 16 0090	13562 CEDAR RUN LN HERNDON	VITTALA SIVARAMAKRISHNAN & SUBRAMIAN RAJESWARI	13562 CEDAR RUN LN HERNDON VA 20171	0.05253
0253 16 0005	13565 CEDAR RUN LN HERNDON	JELEPIS MICHAEL C	13565 CEDAR RUN LN HERNDON VA 20171	0.04132
0244 01 0005B	13600 MCLEAREN RD HERNDON	PALUMBO VEATCH PARTNERSHP C/O REAL ASSET MGT ASSOC	PO BOX 8008 RESTON VA 20195	1.26504
0244 06 0068	13616 CEDAR RUN LN HERNDON	NEWTON JAMES A JR	13616 CEDAR RUN LN HERNDON VA 20171	0.05051
0242 01 0011A	14040 PARK CENTER RD HERNDON	CRP HOLDINGS A-1 LLC	1 INTERNATIONAL PL BOSTON MA 02110	13.2073
0244 06 0025	13601 CEDAR RUN LA	WORTHINGTON, J CODY & CHANTELLE J	13601 CEDAR RUN LA HERNDON VA 20171	0.03939
0244 06 0054	13644 CEDAR RUN LN HERNDON	GUPTA DEVESH	13644 CEDAR RUN LN HERNDON VA 20171	0.04132
0242 01 0020	Not Available	BAE SYSTEMS REGIONAL AIRCRAFT INC	13850 MCLEAREN RD HERNDON VA 20171	2.69061
0253 16 0085	13574 CEDAR RUN LN HERNDON	LEE, MYUNG SUK & HYUN SOOK	13574 CEDAR RUN LN HERNDON VA 20171	0.05051
0253 16 0001	13551 CEDAR RUN LN HERNDON	VARGHESE SAJU & JOHN SHEEJA	13551 CEDAR RUN LN HERNDON VA 20171	0.05253
0253 16 0084	13576 CEDAR RUN LN HERNDON	VERDICH TORBEN J	16510 MURRAY PL WOODBRIDGE VA 22191	0.04132
0244 06 0013	13577 CEDAR RUN LN HERNDON	ZHANG QIAN & CHEN TAO	13577 CEDAR RUN LN HERNDON VA 20171	0.05051
0242 01 0012A	13860 REDSKIN DR HERNDON	OTR	2235 FARADAY AV CARLSBAD CA 92013	45.82449
0244 06 0064	13624 CEDAR RUN LA HERNDON	AGEB MICHAEL T & KAMEL MARAIM T	13624 CEDAR RUN LA HERNDON VA 20171	0.03939
0244 06 0077	13598 CEDAR RUN LN HERNDON	STANIEC, CYRUS J & DONNA M	13598 CEDAR RUN LN HERNDON VA 20171	0.05101

0242 01 0013A	13832 REDSKIN DR HERNDON	TRUSTEES OF WORD OF GRACE FELLOWSHIP	13832 REDSKIN DR HERNDON VA 20171 3208	7.99768
0244 06 0024	13599 CEDAR RUN LN HERNDON	ADAPA RAVI & THOTA NIRMALA	13599 CEDAR RUN LN HERNDON VA 20171	0.04298
0244 06 0036	13619 CEDAR RUN LN HERNDON	BRISSETTE, EUGENE J & JANETTE M S	13619 CEDAR RUN LN HERNDON VA 20171	0.05253
0244 06 0062	13628 CEDAR RUN LN HERNDON	TONG JIANPING	13628 CEDAR RUN LN HERNDON VA 20171	0.05253
0244 06 0023	13597 CEDAR RUN LA	TRUONG MINHTAM T	13597 CEDAR RUN LA HERNDON VA 20171	0.03939
0242 01 0012C	2750 TOWERVIEW RD HERNDON	RF ASSOC LC	505 APACHE LA SEFFNER FL 33584	6.72477
0242 10 0300	13849 PARK CENTER RD HERNDON	13849 PARK CENTER ROAD LLC	13849 PARK CENTER RD HERNDON VA 20171 UNIT 300	0
0242 01 0022D	13869 PARK CENTER RD HERNDON	DULLES HOTEL CORP	433 CALIFORNIA ST SAN FRANCISCO CA 94104 SUITE 700	12.46455
0242 10 0400	13849 PARK CENTER RD HERNDON	SBAD LLC	10721 HARLEY RD LORTON VA 22079	0
0244 01 0011B	Not Available	BMS-MCLEAREN ROAD ASSOCIATES LLC	2300 NINTH ST S ARLINGTON VA 22204	8.46426
0244 06 0030	13611 CEDAR RUN LN HERNDON	MOHAN, AMIT & RENU	13611 CEDAR RUN LN HERNDON VA 20171	0.04298
0244 06 0066	13620 CEDAR RUN LN HERNDON	ZHANG JINLAN & MENG XIANTO	13620 CEDAR RUN LN HERNDON VA 20171	0.04298
0253 16 0011	13573 CEDAR RUN LN HERNDON	JOHN, SOSHY T & ANNAMMA S	13573 CEDAR RUN LN HERNDON VA 20171	0.04132
0253 16 0009	13569 CEDAR RUN LN HERNDON	MUTREJA, SHITIJ & SUPREET	13569 CEDAR RUN LN HERNDON VA 20171	0.04947
0244 06 0033	13625 CEDAR RUN LN HERNDON	GRAEVE REGINA M	13625 CEDAR RUN LN HERNDON VA 20171	0.05202
0244 06 0026	13603 CEDAR RUN LN HERNDON	ANANTHAKRISHNAN RAJESH & REDDY DIVYA	13603 CEDAR RUN LN HERNDON VA 20171	0.05253
0244 06 0019	13589 CEDAR RUN LN HERNDON	CASH MICHAEL	13589 CEDAR RUN LN HERNDON VA 20171	0.04298
0244 06 0053	13646 CEDAR RUN LN HERNDON	MAURO ANGELA B	13646 CEDAR RUN LN HERNDON VA 20171	0.04132
0244 06 0079	13586 CEDAR RUN LN HERNDON	PHAN, THO & HANG	13586 CEDAR RUN LN HERNDON VA 20171	0.04132
0244 06 0027	13605 CEDAR RUN LN HERNDON	GREENWALD STEPHEN M JR	306 ADAMS LAKE BLVD SE ATLANTA GA 30339	0.05253

0244 06 0082	13580 CEDAR RUN LN HERNDON	YUM, ROBERT S & SUSAN O	15321 SURREY HOUSE WY CENTREVILLE VA 20120	0.04986
0244 06 0029	13609 CEDAR RUN LA	KIM SUNG A	13609 CEDAR RUN LA HERNDON VA 20171	0.03939
0244 06 0055	13642 CEDAR RUN LN HERNDON	BROWN WILLIAM N	13642 CEDAR RUN LN HERNDON VA 20171	0.04132
0253 16 0089	13564 CEDAR RUN LN HERNDON	FREEMAN INDY R	13564 CEDAR RUN LN HERNDON VA 20171	0.05253
0253 16 0008	13559 CEDAR RUN LN HERNDON	KIGHT SCOT H	13559 CEDAR RUN LN HERNDON VA 20171	0.05051
0244 06 0069	13614 CEDAR RUN LN HERNDON	HOWELL WILLIAM B	13614 CEDAR RUN LN HERNDON VA 20171	0.04132
0242 01 0021A	2900 TOWERVIEW RD HERNDON	TOWERVIEW LLC	6711 COLUMBIA GATEWAY DR COLUMBIA MD 21046 SUITE 300	8.16903
0244 06 0071	13610 CEDAR RUN LN HERNDON	SPIGT, BERNARD E & ELLEN G	13610 CEDAR RUN LN HERNDON VA 20171	0.04132
0244 06 0048	13649 CEDAR RUN LA HERNDON	NEYRA JESUS M	13649 CEDAR RUN LA HERNDON VA 20171	0.03788
0242 08 A2	2875 TOWERVIEW RD HERNDON	ACE CONDOS LLC	4081 BRITWELL PL FAIRFAX VA 22033	0
0244 06 0058	13636 CEDAR RUN LN HERNDON	CHEN FEI	13636 CEDAR RUN LN HERNDON VA 20171	0.04298

North County Area Plans Review
Nominator: Bernard S. Suchicital, Fairfax County DPZ, Planner I
Tax Map: Please refer to Property Owner List attachment

Part 6: Justification

The nominated parcels (the "subject area") are located in Area III, Dulles Suburban Center Land Unit D-2 of the Fairfax County Comprehensive Plan. The subject area comprises of 275 acres and is bounded on the north by Land Unit D-1, on the west by Route 28, on the east by the Horse Pen Run Stream Valley and Land Unit C, on the south by McLearen Road. It contains a large concentration of warehouse and industrial hybrid uses, a large hotel, office complex, and a middle school.

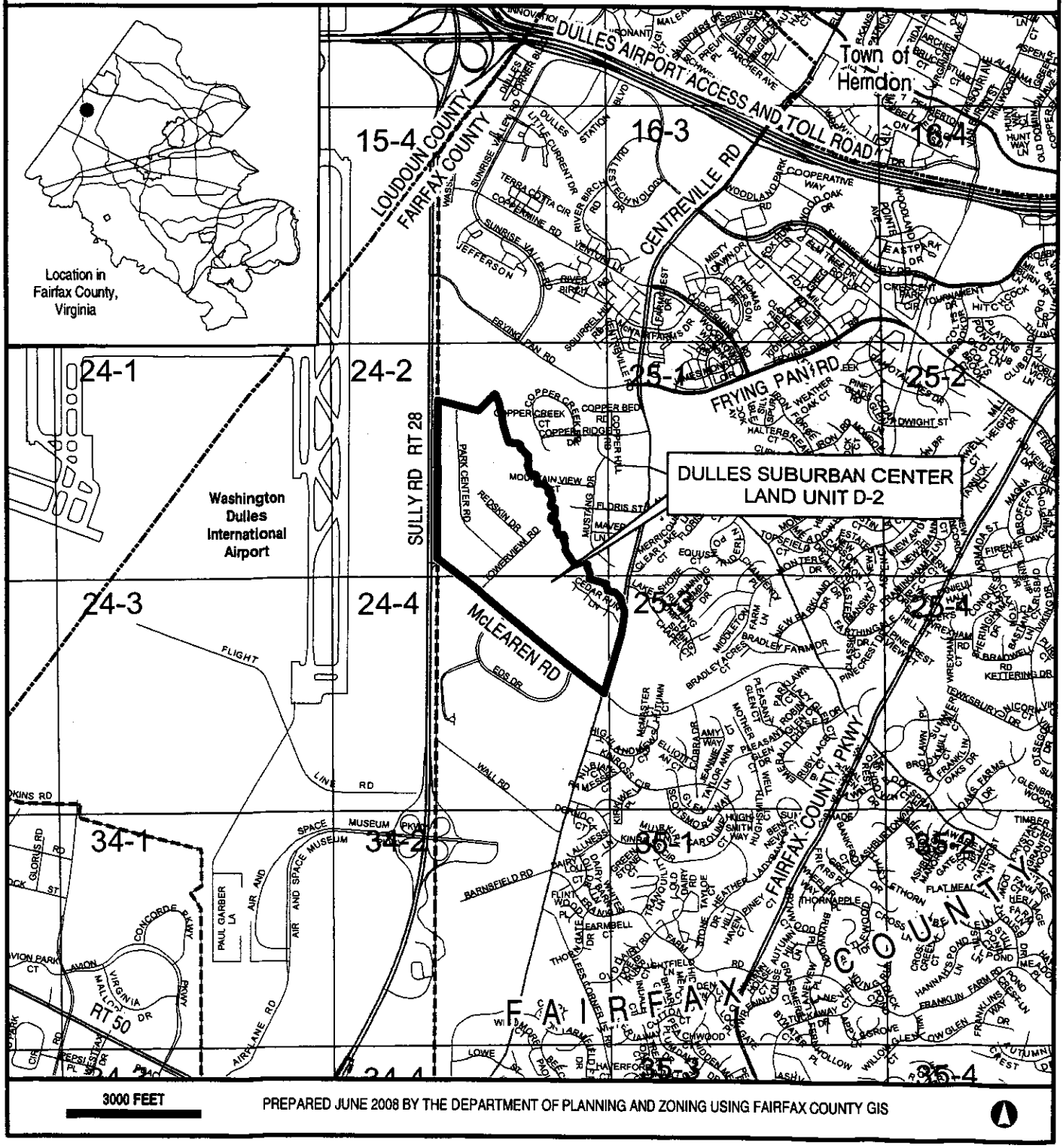
While conducting a review of the Comprehensive Plan for a Quantification report, staff uncovered outdated plan guidance within the text in regards to the subject area. This amendment proposes updates to Recommendation #1 of Land Unit D-2. The proposed updates are needed to acknowledge the departure of Redskins Park, the existence of Rachel Carson Middle School, and changing the Plan designation for the parcel east of the middle school, 24-2((1))11B, from industrial use to low intensity office use with a maximum FAR of 0.5.

The plan map will also be revised to more consistent with current land uses. The Plan map will change in the following ways: Rachel Carson Middle School parcel will be shown as Government/Institutional with a middle school symbol, the area east of the school and west of Centreville Road [parcel 24-2((1))11B], will be shown as Office, with exception to Parcels 24-4((1))5A & 5B will be shown as Retail & Other. The Creekside residential neighborhood, zoned PDH-5, will be shown as 4-5 DU/AC. The remaining subject area of the Land Unit will stay the same.

Please refer to Attachment 1 for proposed Plan text changes.

Location of Dulles Suburban Center Land Unit D-2 Nomination

2008-2009 NORTH COUNTY AREA PLANS REVIEW



North County Area Plans Review
Nominator: Bernard Suchicital, Fairfax County DPZ
Area III – Dulles Suburban Center – Land Unit D-2
Tax Map: Please refer to Property Owner List attachment

Part 4: Current and Proposed Comprehensive Plan and Zoning Designations

a) Current Comprehensive Plan Text:

Land Use Recommendation #1:

"With the exception of Parcels 24-2((1))11C, 22D and 22E located west of Park Center Road and east of Route 28, this land unit is planned for light industrial and industrial/flex uses up to a maximum FAR of .35 to be compatible with existing development. Ancillary retail establishments to the primary industrial and industrial/flex uses may also be appropriate. Within this area, the former "Redskins Park" (Tax Map 24-2((1))13A) contains the practice fields and other related training facilities of the Washington Redskins. It represents a unique feature and amenity within this land unit."

d) Proposed Comprehensive Plan Designation:

Land Use Recommendation #1

With the exception of parcel 24-2((1))~~11C, 22D and 22E located west of Park Center Road and east of Route 28, this land unit~~ 21A, the area that is east of Park Center Road and the area that is west of Rachel Carson Middle School is planned for light industrial and industrial/flex uses up to a maximum FAR of .35 to be compatible with existing development~~.~~; ~~A~~ancillary retail establishments to the primary industrial and industrial/flex uses may also be appropriate. ~~Within this area, the former "Redskins Park" (Tax Map 24-2((1))13A) contains the practice fields and other related training facilities of the Washington Redskins. It represents a unique feature and amenity within this land unit.~~ East of Rachel Carson Middle School is planned for low intensity office use with a maximum 0.5 FAR, except for parcel 24-4((1))5A and 5B, which is planned for retail use. Pedestrian connectivity from the school to the residential neighborhoods along Centreville Road shall be addressed when developing this area. This will include safe and convenient walking paths from Centreville Road to the school property to foster a more healthy and active environment for the student population. Careful attention should be made when addressing any future development and related impacts around Rachel Carson Middle School.

e) Describe:

The Plan map will change in the following ways: Rachel Carson Middle School parcel will be shown as Government/Institutional with a middle school symbol; the area east of the school and west of Centreville Road will be shown as Office, with exception to Parcels 24-4((1))5A & 5B will be shown as Retail & Other; the Creekside residential neighborhood, zoned PDH-5, will be shown as 4-5 DU/AC; the remaining area of the Land Unit will stay the same (Industrial and Office).

A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2008-2009 NORTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT(S): SULLY **APR ITEM:** 08-III-4DS

NOMINATOR(S): Bernard Suchicital, Fairfax County Dept. of Planning & Zoning

ACREAGE: 0.55 Acres

TAX MAP I.D. NUMBERS: 34-4((1))52A

GENERAL LOCATION: Southeast corner of Elmwood Street and Lee Jackson Memorial Highway

PLANNING AREA(S): Area III
District(s): Bull Run
Sector: Stringfellow (BR4)
Special Area(s): Dulles Suburban Center – Land Unit E-4

ADOPTED PLAN MAP: Retail and Other

ADOPTED PLAN TEXT: Conflicting Plan guidance: Retail use up to a maximum FAR of .08 *and* .20. Please refer to page 3.

For complete Plan text see http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/dulles.pdf

PROPOSED PLAN AMENDMENT: Remove reference of .20 FAR for the subject parcel with in the Plan text.

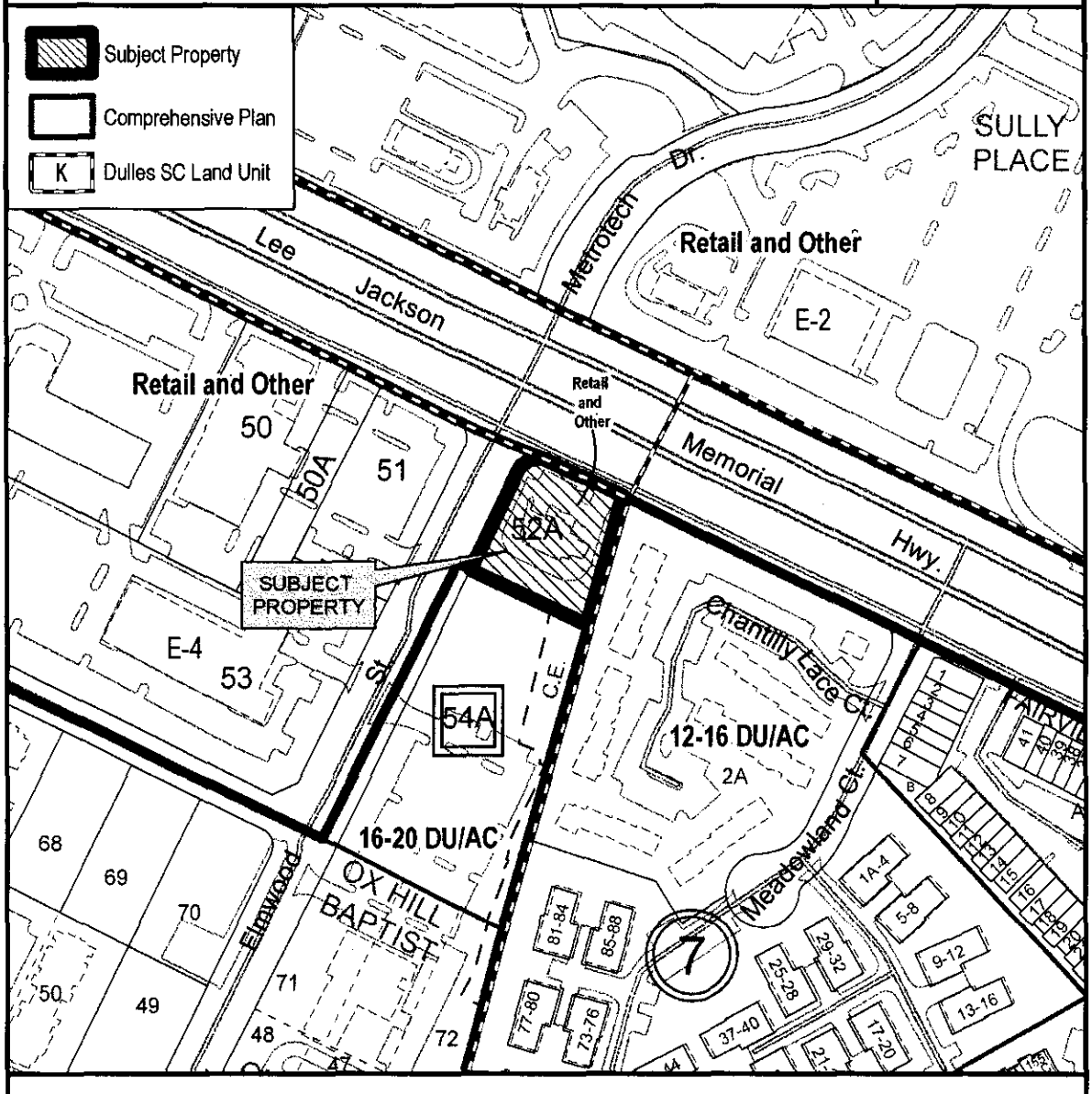
SUMMARY OF STAFF RECOMMENDATION:

____X____ Approve Nomination as Submitted
_____ Approve Staff alternative
_____ Retain Adopted Plan

Staff recommends approval of this nomination, which will eliminate conflicting guidance in the Plan. Land Use Recommendation #2 states that Tax Map Parcel 34-4((1))52A should retain its existing intensity of .08 FAR. Land Use Recommendation #4 states that Tax Map parcels 34-4((1))52A and 53 are planned for retail use up to a maximum FAR of .20. The text in Recommendation #4 is only intended for parcel 53, so the reference to parcel 52A should be

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2008-2009 NORTH COUNTY APR #
08-III-4DS
SULLY



Subject Property Current Plan: Tax Map parcel 34((1)) 52A is planned for retail use at up to .08 FAR and .20 FAR.

Nominated Plan Change: Tax Map parcel 34((1)) 52A is planned for retail use up to a maximum FAR of .08.

Staff Recommendation: Approve nomination as submitted.

200 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2009

CONTEXT

General Location:

The subject parcel is located at the southeast corner of Lee Jackson Memorial Highway (Route 50) and Elmwood Street (Route 1010).

Existing and Planned Land Use and Zoning:

Subject Area: The subject parcel is developed with a commercial bank with drive-thru window service and is zoned I-3. This parcel is planned for retail use at the existing intensity of .08 FAR. There is conflicting Plan guidance concerning the parcel's planned intensity: one recommendation indicates a maximum intensity of .08 FAR and the other includes the parcel in a recommendation with a maximum of .20 FAR.

Adjacent Area:
North: The area to the north, across from Lee-Jackson Memorial Highway (Route 50), is developed with retail uses and includes the Sully Plaza and Sully Place Shopping Centers, and zoned C-8. This area is planned for retail use with ancillary office use up to .25 FAR.
East: The area to the east is developed with single family-attached units, and planned for residential at 12-16 dwelling units per acre and zoned R-20.
South: The area to the south is vacant land utilized as a parking lot for a neighboring church, and is planned for residential at 8-12 dwelling units per acre and is zoned R-12.
West: The area to the west, across from Elmwood Street (Route 1010), is planned for community-serving retail at a maximum overall .25 FAR. Development includes the Pohanka auto dealership and is zoned C-8

PLANNING HISTORY

On March 8, 1993, the planning guidance for Land Unit E-4 was established with the adoption of the Dulles Suburban Center Plan amendment (S92-CW-4CP). Since 1993, the guidance for land use has been amended only once. In 2002, APR# 01-III-6BR amended the Plan from industrial to retail for the bank site, to reflect the existing character of this site on Lee Jackson Memorial Highway.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, Area III Volume, 2007 Edition, Bull Run Planning District, Stringfellow Planning Sector, Dulles Suburban Center Land Unit E-4, as amended through

January 26, 2009, Land Use Recommendations, page 99:

> "2. Community-serving retail use is planned for most of the land fronting on Route 50 between Walney Road and Elmwood Street (Parcels 34-4((1))49, 50, 50A, 51) at a maximum overall FAR of .25. Tax Map 34-4((1))52A is planned for retail use and developed as a bank. The parcel is planned to retain its existing intensity of .08 FAR. Landscaping should be provided on all perimeters of the site to enhance the visual attractiveness of developement."
>
> "4. Tax Map parcels 34-4((1))52A and 53 are planned for retail use up to a maximum FAR of .20. Building height should not exceed 35 feet. In addition, 35 feet of screening should be provided on Parcel 53 along Vernon Street to provide an appropriate transition to the residential neighborhood to the south. As an option, Parcel 34-3((1))53 may be appropriate for the expansion of existing auto dealerships located along Route 50 if the same conditions cited above are met."

The Comprehensive Plan Map shows this parcel planned for retail and other.

NOMINATED PLAN AMENDMENT

This nomination proposes to eliminate the conflicting intensity guidance by deleting a reference to parcel 34-4((1))52A in Land Unit Recommendation #4.

ANALYSIS

While conducting a review of the Comprehensive Plan for a report on future development potential, staff uncovered conflicting plan guidance within the text for the subject parcel. Land Use Recommendation #2 states that the parcel is to retain its existing intensity of .08 FAR. Land Use Recommendation #4 includes the subject parcel and allows for retail use up to a maximum FAR of .20. The text in recommendation #4 is specifically intended for land west of Elmwood Street, and should not include the subject parcel located to the east.

RECOMMENDATION

The APR nomination proposes a correction to the Plan text. Land Use Recommendation #2 states the correct land use intensity for the subject parcel. The reference to this parcel in Recommendation #4 will be eliminated so as to correct the conflicting intensity guidance.

Therefore, staff recommends approval of the nomination as submitted, which will delete parcel 34-4((1))52A from Land Use Recommendation #4 of Land Unit E-4 of the Dulles Suburban Center.

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Bull Run Planning District, BR4-Stringfellow Community Planning Sector, Dulles Suburban Center E-4, as amended through 01-26-2009, Land Use Recommendations, page 99:

4. Tax Map parcel 34-4((1))~~52A and~~ 53 ~~are~~ is planned for retail use up to a maximum FAR of .20. Building height should not exceed 35 feet..."

The Comprehensive Plan Map will not be affected by this recommendation.

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APR Area Plans Review

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: Bernard Suchicital, Fairfax County DPZ Daytime Phone: 703-324-1380

Address: 12055 Government Center Parkway, Suite 730

Fairfax, VA 22035

Nominator E-mail Address: bernard.suchicital@fairfaxcounty.gov

Signature of Nominator (NOTE: There can be only one nominator per nomination):

Bernard S. Suchicital

THIS BOX FOR STAFF USE ONLY

Date Received: 6/27/08

Date Accepted: 7/16/08 ARH

Planning District: _____

Special Area: _____

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.) See attached property owner notice list

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☐ Dranesville ☐ Hunter Mill ☐ Providence ☑ Sully

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 0.55 acres 23,985 square feet

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☑ No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) ☑ Yes ☐ No

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: See Attachment 1

b. CURRENT PLAN MAP DESIGNATION: Retail and Other

c. CURRENT ZONING DESIGNATION: I-3

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). See Attachment 1

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) Proposed plan will retain existing intensity of .08 FAR

f. NON-RESIDENTIAL: Check the appropriate use ☐ Office ☑ Retail ☐ Government/Institutional ☐ Industrial ☐ Open Space ☐ Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: 0.08 TOTAL Gross Square Feet: _____

Categories	Percent of Total FAR	Square feet
Office		
Retail	100%	
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	

**If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.*

h. RESIDENTIAL COMPONENT (Select the appropriate density range proposed and complete the table to the right):

☐ .1 - .2 du/ac (5-10 acre lots)
☐ .2 - .5 du/ac (2-5 acre lots)
☐ .5 - 1 du/ac (1 – 2 acre lots)
☐ 1 - 2 du/ac
☐ 2 - 3 du/ac
☐ 3 - 4 du/ac
☐ 4 - 5 du/ac
☐ 5 - 8 du/ac
☐ 8 - 12 du/ac
☐ 12 - 16 du/ac
☐ 16 - 20 du/ac
☐ 20+ (specify 10 unit density range) _____

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			

Continued

PART 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

☐ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

☑ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between May 1, 2008 and June 27, 2008 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: *Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.*

Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
34-4((1))52A	13821 Lee Jackson Memorial Hwy	F & M Bank	P.O. Box 1290, Winston-Salem, NC 27102	0.55	

North County Area Plans Review
Nominator: Bernard S. Suchicital, Fairfax County DPZ, Planner II
Area III Dulles Suburban Center Land Unit E-4
Tax Map: *34-4((1))52A*

Part 4: Current and Proposed Comprehensive Plan and Zoning Designations

a) Current Comprehensive Plan Text:

Land Use Recommendation #2:

"Community-serving retail use is planned for most of the land fronting on Route 50 between Walney Road and Elmwood Street (Parcels 34-4((1)) 49, 50, 50A, 51) at a maximum overall FAR of .25. Tax Map 34-4((1))52A is planned for retail use and developed as a bank. The parcel is planned to retain its existing intensity of .08 FAR. Landscaping should be provided on all perimeters of the site to enhance the visual attractiveness of development."

Land Use Recommendation #4:

"Tax Map parcels 34-4((1))52A and 53 are planned for retail use up to a maximum FAR of .20. Building height should not exceed 35 feet. In addition, 35 feet of screening should be provided on Parcel 53 along Vernon Street to provide an appropriate transition to the residential neighborhood to the south. As an option, Parcel 34-4((1))53 may be appropriate for the expansion of existing auto dealerships located along Route 50 if the same conditions cited above are met."

d) Proposed Comprehensive Plan Designation:

Land Use Recommendation #4:

"Tax Map parcel 34((1))~~52A and~~ 53 is planned for retail use up to a maximum FAR of .20. Building height should not exceed 35 feet..."

North County Area Plans Review
Nominator: Bernard S. Suchicital, Fairfax County DPZ, Planner I
Tax Map: *34-4((1))52A*

Part 6: Justification

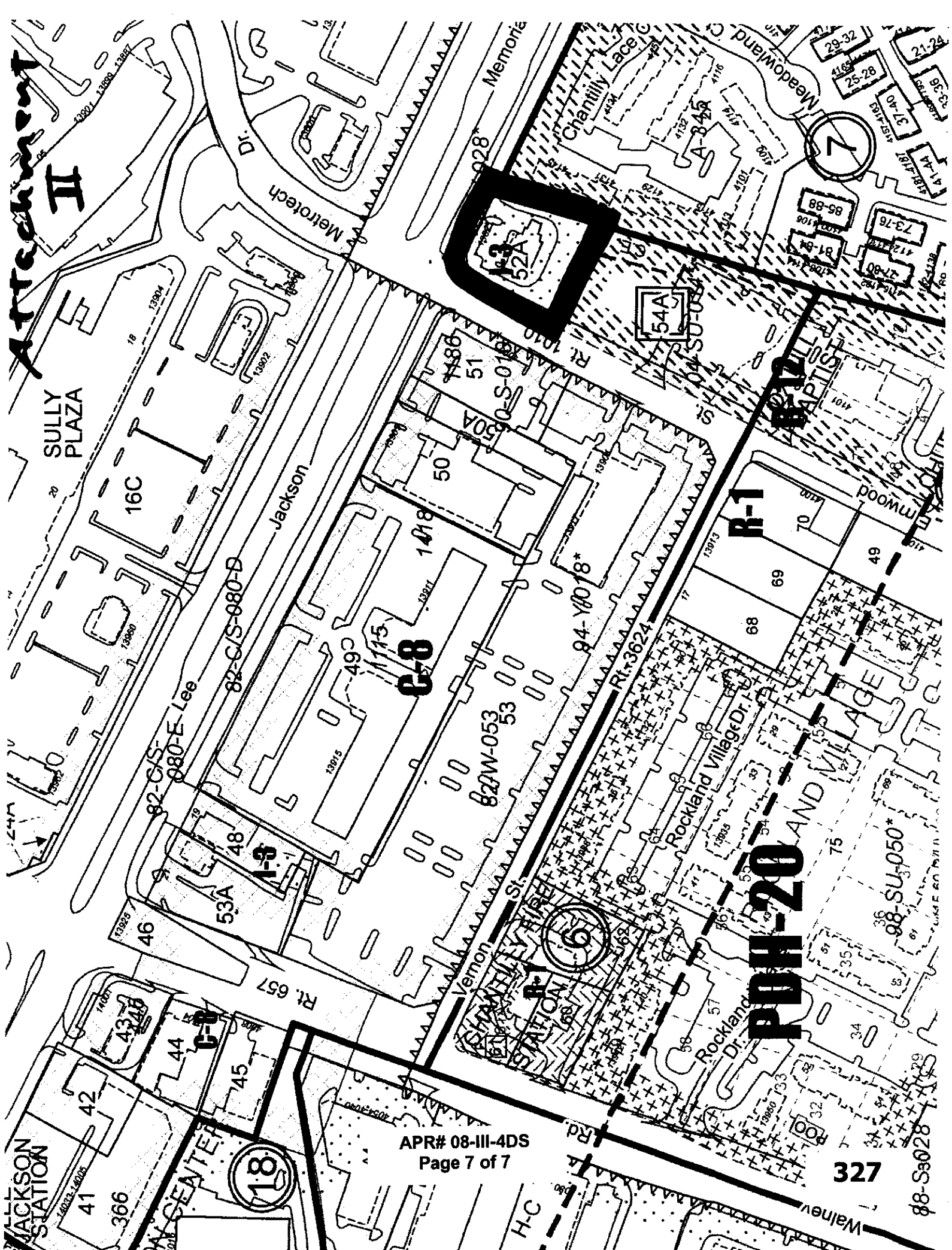
The nominated parcel is identified as 34-4((1))52A (the "subject parcel"), and is located in Area III, Dulles Suburban Center Land Unit E-4 of the Fairfax County Comprehensive Plan. The subject parcel comprises of 0.55 acres and is located at the southeast corner of Lee Jackson Memorial Highway and Elmwood Street. The subject property is planned for retail use, is currently developed as a bank, and should retain its existing intensity of .08 FAR.

While conducting a review of the Comprehensive Plan for a Quantification report, staff uncovered conflicting plan guidance within the text in regards to this subject parcel. Land Use Recommendation #2 states the above, that the parcel shall retain its existing intensity of .08 FAR. Land Use Recommendation #4 states the following: "Tax Map parcels 34-4((1))52A and 53 are planned for retail use up to a maximum FAR of .20." The text in recommendation #4 is specifically intended for parcel 34-4((1))53.

Background research reveals that APR Item #01-III-6BR amended the text to include Board approval of Rezoning 94-Y-028; this rezoning case addresses the correct intensity for the subject parcel at .08 FAR. During the amendment process, an error occurred, and this nomination will clear up any discrepancies that the current text creates. Staff suggests that the first sentence in Land Use Recommendation #4 should be amended as follows:

"Tax Map parcels 34-4((1))~~52A and~~ 53 ~~are~~ is planned for retail use up to a maximum FAR of .20."

Text regarding the subject parcel in Land Use Recommendation #2 will remain unchanged.


Attachment II
PDH-20
SULLY PLAZA
Jackson
Metrotech Dr.
Memorial
Chantilly Lace
Meadowland
Rt. 1010
Rt. 3624
Rt. 657
Vernon St.
Rockland Village Dr.
Rockland Dr.
Walney Rd.
JACKSON STATION
CHANTILLY FIRE STATION
R-1
C-8
I-3
7
6
18
16C
82-C/S-080-D
82-C/S-080-E Lee
94-Y/018*
82-W-053
98-SU-050*
88-S-028
52A
54A
A-345
50A
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A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2008-2009 NORTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT(S): SULLY **APR ITEM:** 08-III-5DS

NOMINATOR(S): Frank A. McDermott

ACREAGE: 50.82 Acres

TAX MAP I.D. NUMBERS: 44-1((9))A, B, C, D1, E2, F2 and F3

GENERAL LOCATION: Northeast corner of Sully Road and Willard Road

PLANNING AREA(S): Area III
District(s): Bull Run
Sector: Flatlick (BR3)
Special Area(s): Dulles Suburban Center – Land Unit E-3

ADOPTED PLAN MAP: Retail and Other

ADOPTED PLAN TEXT: Mixed use office, retail, exhibition center and hotel up to a maximum .50 FAR.

For complete Plan text see http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/dulles.pdf

PROPOSED PLAN AMENDMENT: Increase non-residential mixed use development to .70 FAR.

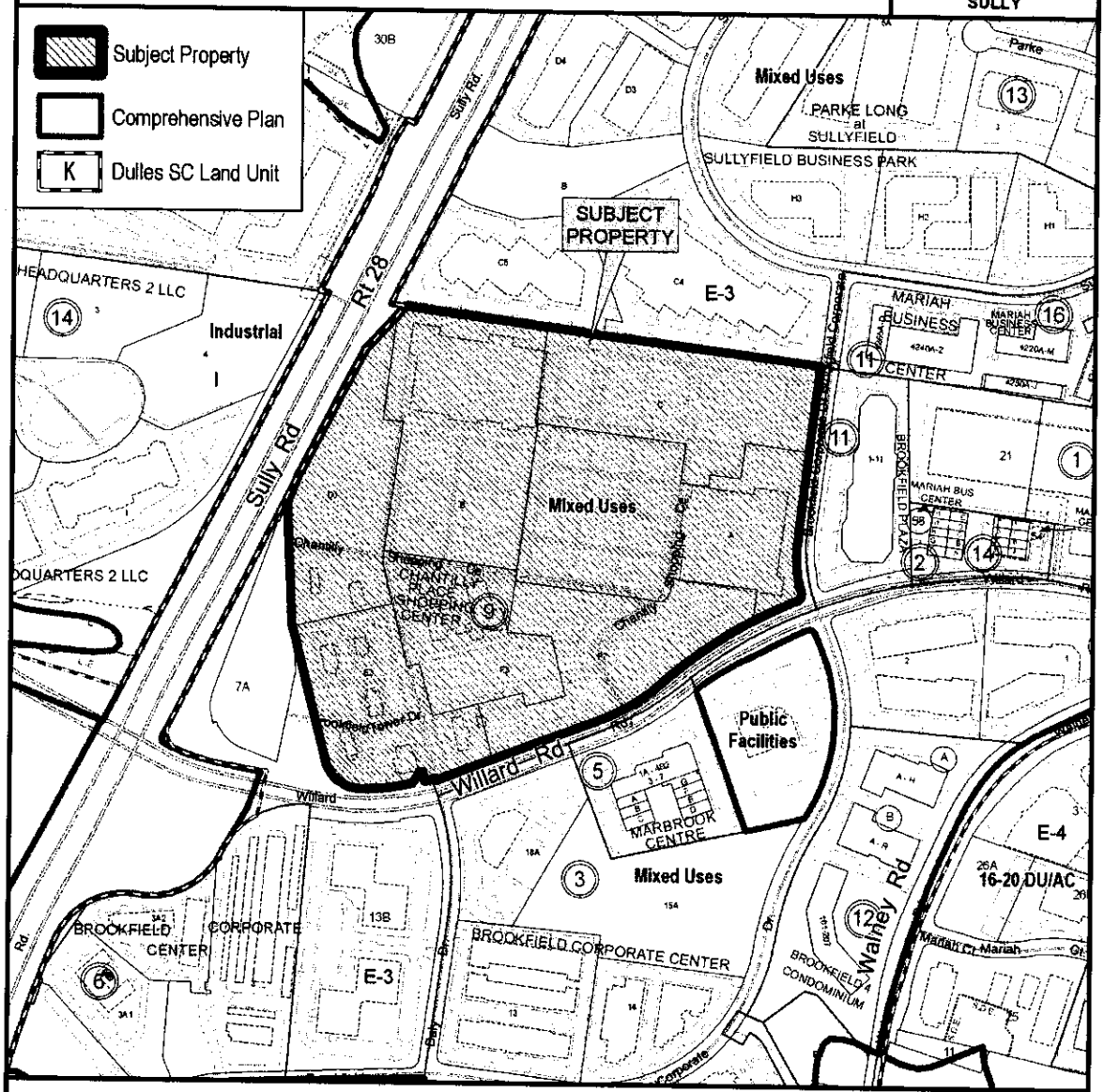
SUMMARY OF STAFF RECOMMENDATION:

_____ Approve Nomination as Submitted
_____ Approve Staff alternative
__X__ Retain Adopted Plan

The proposed nomination is requesting an increase in intensity to a maximum .70 FAR; existing development is built to an intensity of .19 FAR. The current Comprehensive Plan provides guidance for mixed use development up to a .50 FAR, with flexibility concerning the mix of land uses. Staff does not support the nomination's proposed additional intensification due to the property's access constraints, concern about the overall traffic impacts, and scale of the development being significantly more intense than all developments in this area that is east of Route 28.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2008-2009 NORTH COUNTY APR #
08-III-5DS
SULLY



Subject Property Current Plan: Non-residential mixed-use up to a 0.5 FAR.

Nominated Plan Change: Non-residential mixed-use up to a 0.7 FAR.

Staff Recommendation: Retain Adopted Plan.

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2009

CONTEXT

General Location:

The subject area is located north of Willard Road, west of Brookfield Corporate Drive, east of Sully Road (Route 28), and south of the Sullyfield Business Park.

Existing and Planned Land Use and Zoning:

Subject Area: The subject property is comprised of seven parcels on 50.82 acres called the Chantilly Place Shopping Center, and is the location of the Capital Expo Center as well as fast food restaurants and a 275-room hotel. The subject property is planned for a mixed use center including office, retail, exhibition center and hotel uses up to .50 FAR, and is zoned C-6.

Adjacent Area:
North: Sullyfield Business Park is developed with a mix of office, retail and industrial uses up to .35 FAR. The area is zoned I-5.
East: The Mariah Business Center Condos and other existing uses are planned for retail, office and industrial uses at a .35 FAR, and are zoned I-5.
South: The Brookfield Corporate Center, across Willard Road from the subject property, is planned for campus style office and industrial/flex uses up to .35 FAR. Existing uses include offices and light industrial/flex uses, a post office, and two extended-stay hotels. It is also zoned I-5.
West: Across Sully Road are Land Units I and J. Land Unit I, north of Willard Road, is planned for light industrial and industrial/flex use up to .35 FAR. The portion of the land unit located between Willard Road and Albemarle Point Place is under review for APR nomination #S08-III-DS1 for office and hotel uses up to 1.0 FAR; it is developed with the 282,193 square foot Long & Foster office building, with the remainder of the property being vacant and zoned I-5. Land Unit J, south of Willard Road, is planned for office, conference center/hotel, industrial/flex, and industrial uses up to .50 FAR. It is developed with the Federal Defense Mapping Agency office complex with an intensity of .35 FAR, and is zoned I-5.

PLANNING HISTORY

On March 8, 1993, the planning guidance for Land Unit D-2 was established with the adoption of the Dulles Suburban Center Plan amendment (S92-CW-4CP). Since 1993, the guidance for the subject area has been amended only once. During the 1997-1998 APR cycle, APR #98-III-5BR established the current guidance that encourages development of a mixed-use center up to .50 FAR, that includes office, retail, exhibition center and hotel uses. On June 8, 1998, the Board of Supervisors approved SEA #88-S-077-3 and PCA #88-S-026-2 that allowed for a total of 774,861 square foot mixed use and exhibition center at a .35 FAR.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, Area III Volume, 2007 Edition, Bull Run Planning District, BR3-Flatlick Community Planning Sector, Dulles Suburban Center E-3, as amended through 01-26-2009, Land Use Recommendations, page 96:

> "1. Except for Parcel 44-1((9))A-F, a Parcels 34-1((1))41-45, the area North of Willard Road is primarily developed as the Sullyfield Business Park. Sullyfield is planned and developed as a mix of office, Retail and industrial uses at .35 FAR.
>
> - A mixed use center including office, retail, exhibition center and hotel uses, is planned for the northeast quadrant of the intersection of Route 28 and Willard Road (Parcels 44-1((9))A-F). Recognizing the synergy of the unique mix of uses approved for these parcels, an increase up to a maximum FAR of .50 could be appropriate for said parcels provided that property retains a commercial rather than industrial zoning designation, with community serving retail and/or exhibition facilities as a primary use. Traffic impacts associated with any increase of development intensity above .35 FAR will be evaluated and addressed in conjunction with the rezoning, proffer condition amendment and/or special exception application seeking such an increase."

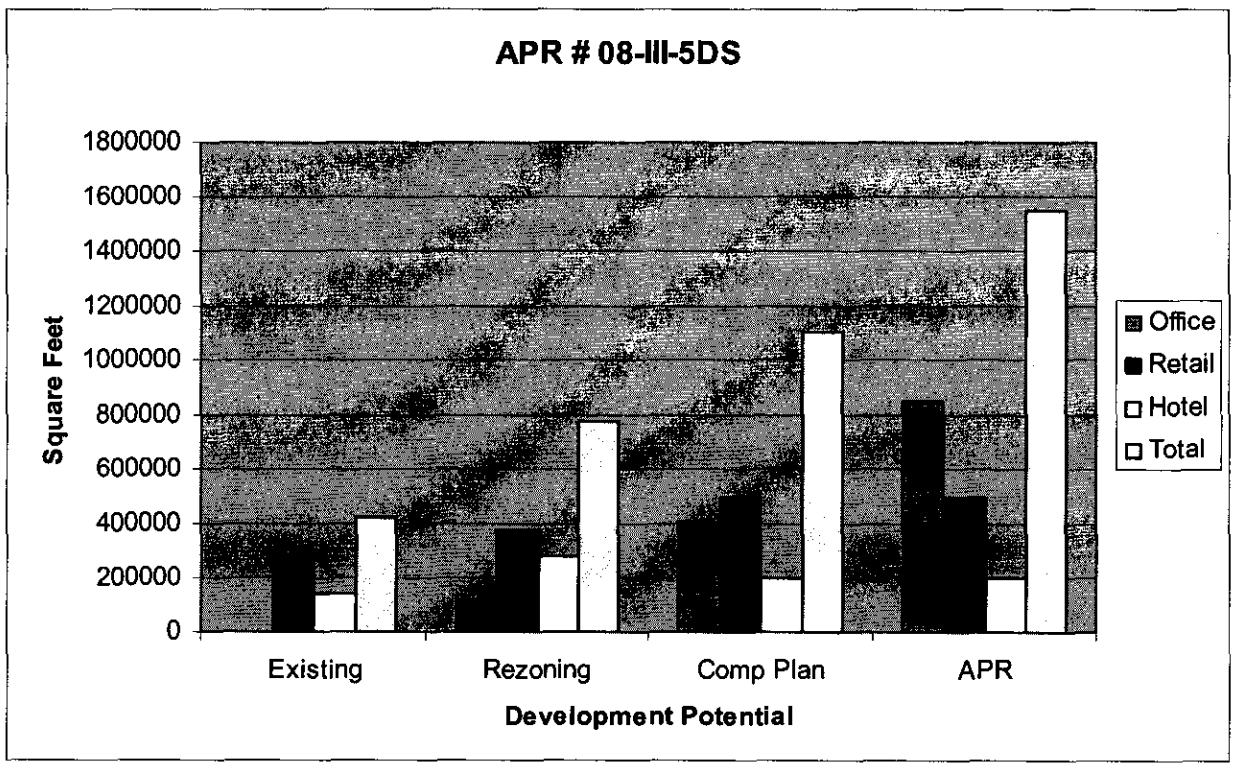
NOMINATED PLAN AMENDMENT

This nomination proposes to change the Plan to allow up to .70 FAR of non-residential mixed-use. The nomination proposes the following land use: 850,000 sf (55%) of office space; 500,000 sf (32%) of retail space; and 200,000 sf (13%) of hotel space with 400 rooms; for a total of 1,550,000 sf of development *(refer to Figure 1)*. The nomination indicates that additional intensity is needed to provide a more unified development, to provide a critical mass of office space, and to expand the exhibition/conference facility, and hotel.

ANALYSIS

As indicated under Planning History, the nominated area was the subject of a Plan amendment in 1998 that replanned the area from community-serving retail use up to .35 FAR, to mixed-use up to .50 FAR, and allows substantial flexibility in the mix of land uses. The primary concern at the time was increased development potential (from .35 FAR to .50 FAR) would result in a significant increase in the area's traffic congestion. In addition, the location of retail centers within the Dulles Suburban Center, were carefully identified to balance these uses with other types of development. Replanning the area from retail to mixed use was thought to undermine this important planning principle to limit and define the location for retail uses within the Dulles Suburban Center.

Currently, the subject property is developed with 425,785 square feet and has an intensity of .19 FAR. The current zoning (as approved by SEA #88-S-077-3 and PCA #88-S-026-2) permits an additional 349,076 square feet for office, retail (including exhibition) and hotel space with an intensity of .35 FAR. The Plan provides for 332,139 square feet of floor space in addition to the current zoning *(refer to Figure 1)*, providing an opportunity for approximately 682,000 square feet of additional development on this site.



- Figure 1 -

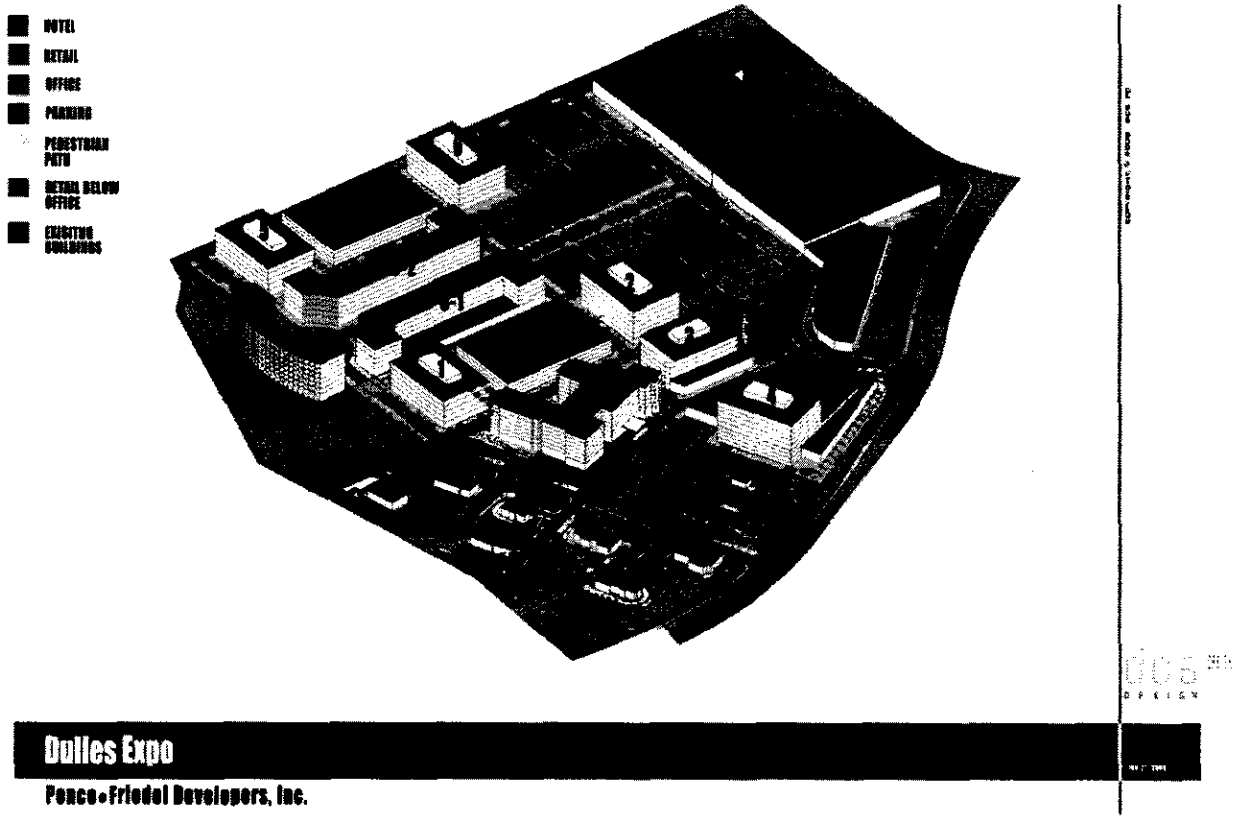
Traffic Impact:
The nomination requests increased intensity up to .70 FAR. The proposed intensity is twice that of the property to the north and the property south of Willard Road, which are planned for up to .35 FAR. In addition, the incremental increase in trips generated by the proposed intensity increase would contribute toward the overall imbalance between development potential and transportation infrastructure projected for the Dulles Suburban Center. This was a major concern in the 1998 APR nomination #98-III-5BR.

Lack of Unified Design Concept:
The nominator stated in the nomination's justification that the current Plan should be amended to encourage "a more vertically integrated high-quality, mixed-use development with a strong interrelationship of uses." The nominator also states that the current Plan's intensity cannot create the desired unified design because the property is "limited by the amount of office development which will result in a scattered and fragmented configuration."

At the Sully District Task Force meeting on February 24, the nominator presented a development concept *(see Figure 2)*. The illustration indicates that the existing free-standing restaurants, strip center, and one of the original Expo Center buildings will remain. New elements to the site include a hotel expansion, structured parking facilities, and a concentration of new mid-rise office buildings separated from the Expo Center and strip retail with a large surface parking area.

The new development is focused in the northwestern portion of the site, which does not provide for a unified development of existing and new uses. The existing free-standing restaurants are retained away from the office component within the auto-centric southwestern corner of the property, which further limits creating a cohesive unified site design. The proposed plan also limits the opportunity for access improvements and opening up visibility to the site. The design concept does not indicate an additional point of access onto Brookfield Corporate Drive, therefore funneling the majority of potential trips onto Willard Road.

Dulles Suburban Center Overall Intensity Concept:
The planning concept for the Dulles Suburban Center provides for several high intensity focal points along Route 28; focal points are to be located at Dulles Corner and in Westfields in association with a future transit system element. South of Willard Road, Land Unit J is planned for office, conference center/hotel, industrial/flex, and industrial use up to .50 FAR. Land Unit J is also the location of a planned higher intensity mixed-use focal point in the vicinity of the intersection of Stonecroft Boulevard and Westfields Boulevard. The focal point would be part of Westfields International Center at Dulles, which is planned for mixed use up to 1.0 FAR and for higher intensities should a transit stop be located in the vicinity of the intersection of Westfields and Stonecroft Boulevards. The Plan envisions future intensification of this Westfields site with the construction of an integrated transit system serving the Dulles Suburban Center.



- Figure 2 -

RECOMMENDATION

The APR nomination proposes changing the current Plan by increasing the intensity of the mixed-use center from .50 FAR to .70 FAR. However, the subject property still retains a significant amount of unrealized mixed-use development potential, and the nomination does not address transportation issues, nor does the concept plan present a unified development plan with the strong interrelationship of uses that was put fourth as part of the justification for the higher intensity proposed in the nomination. Therefore, staff recommends retaining the adopted Plan.

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APR Area Plans Review

2008-2009 NORTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: Francis A. McDermott Daytime Phone: 703-714-7422

Address: 1751 Pinnacle Drive, Suite 1700

McLean, VA 22102

Nominator E-mail Address: fmcdermott@hunton.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

THIS BOX FOR STAFF USE ONLY

Date Received: 6/27/08

Date Accepted: 7-14-08 XRH

Planning District:

Special Area:

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.) N/A

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☐ Dranesville ☐ Hunter Mill ☐ Providence ☑ Sully

Total number of parcels nominated: 7

Total aggregate size of all nominated parcels (in acres and square feet): ~~50.82~~ 49.50 acres ~~2,213,719~~ 2,156,220 square feet

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☑ No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) ☑ Yes ☐ No

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: Area III, Dulles Suburban Center, Land Unit E-3

Non-Residential Mixed-Use up to 0.5 FAR

b. CURRENT PLAN MAP DESIGNATION: Retail and Other

c. CURRENT ZONING DESIGNATION: C-6, WS

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). Non-Residential Mixed-Use Development up to 0.70 FAR

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) See Attachment

f. NON-RESIDENTIAL: Check the appropriate use

- ☐ Office
- ☐ Retail
- ☐ Government/Institutional
- ☐ Industrial
- ☐ Open Space
- ☑ Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: 0.70 TOTAL Gross Square Feet: 1,549,603

Categories	Percent of Total FAR	Square feet
Office	55%	849,603
Retail	32%	500,000
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
~~Residential~~* Hotel	13%	200,000 (400 Rooms)
TOTAL	**100%**	1,549,603

**If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.*

h. RESIDENTIAL COMPONENT (Select the appropriate density range proposed and complete the table to the right):

- ☐ .1 - .2 du/ac (5-10 acre lots)
- ☐ .2 - .5 du/ac (2-5 acre lots)
- ☐ .5 - 1 du/ac (1 – 2 acre lots)
- ☐ 1 - 2 du/ac
- ☐ 2 - 3 du/ac
- ☐ 3 - 4 du/ac
- ☐ 4 - 5 du/ac
- ☐ 5 - 8 du/ac
- ☐ 8 - 12 du/ac
- ☐ 12 - 16 du/ac
- ☐ 16 - 20 du/ac
- ☐ 20+ (specify 10 unit density range) _____

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			

Continued

PART 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

☑ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

☑ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between May 1, 2008 and June 27, 2008 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

***IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.*

Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
44-1-((9))-A	4320 Chantilly SC	Brookfield Beverly Road Associates L.P.	1359 Beverly Road	10.4949	7007 2560 0001 2995 1064
44-1-((9))-B	4368 Chantilly SC	Brookfield Beverly Road Associates L.P.	Suite 200 McLean, VA 22101	8.9342	(Same as Above)
44-1-((9))-C	4330 Chantilly SC	Golden Brook LLC	c/o Pence & Friedel	7.3597	7007 2560 0001 2995 1071
44-1-((9))-D1	4400/4406 Chantilly SC	Golden Brook LLC	Developers 1359 Beverly Road	5.6635	(Same as Above)
44-1-((9))-E2	4412-4475 Chantilly SC 14441-14445 Willard Road	Golden Brook LLC	Suite 200 McLean, VA 22102	5.7748	(Same as Above)
			c/o Pence & Friedel		
44-1-((9))-F2	4301-4475 Chantilly SC	Golden Brook LLC	Developers 1359 Beverly Road	6.2915	7007 2560 0001 3054 7683
			Suite 200 McLean, VA 22101		
44-1-((9))-F3	4335 Chantilly SC	Chantilly Hotel LLC	4335 Chantilly SC Chantilly, VA 20151	5.0001	7006 3450 0002 6205 4662

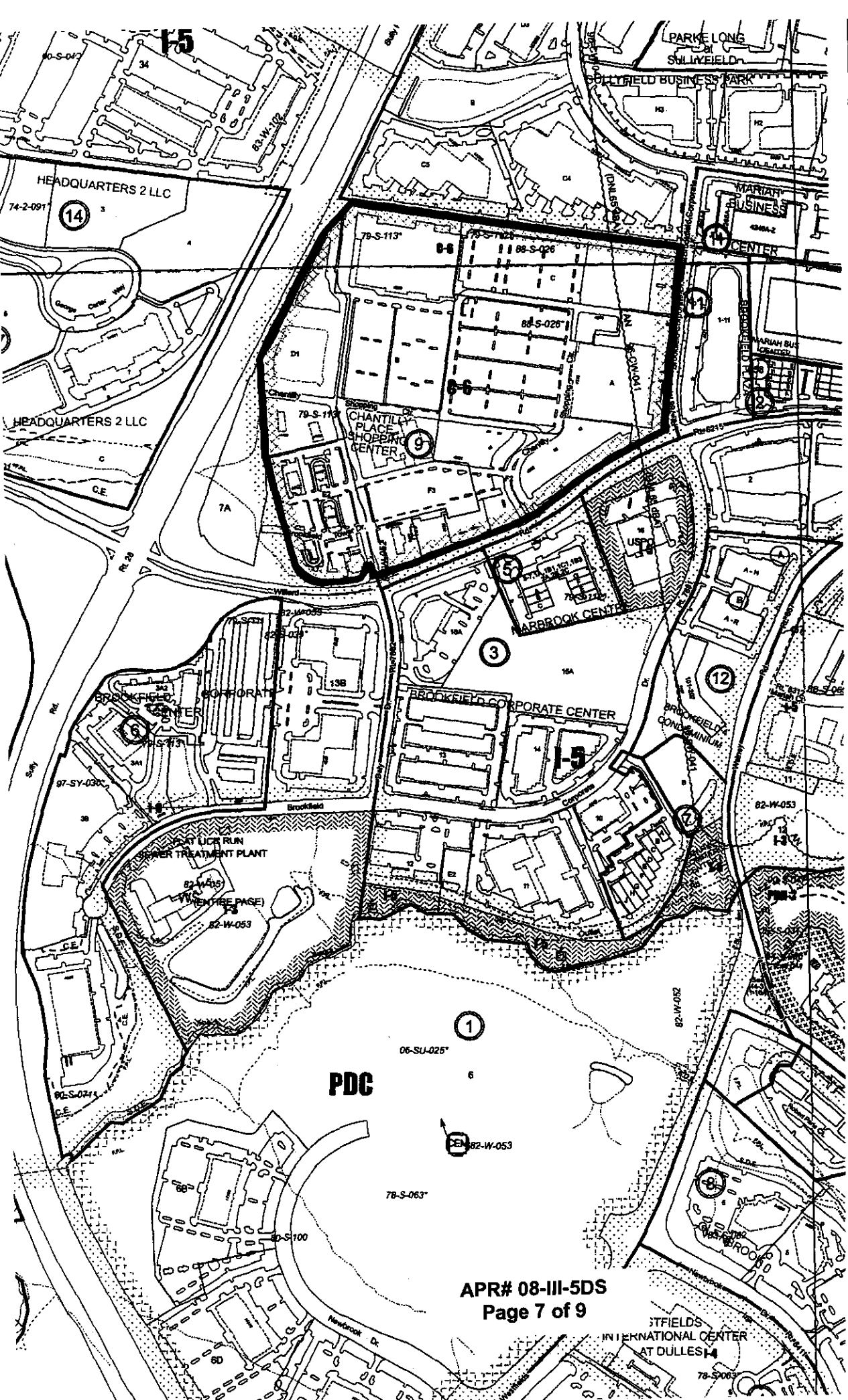
PART 6. JUSTIFICATION

Land Unit E-3 of the Dulles Suburban Center is recognized in the Comprehensive Plan as an area that is developed with commercial and industrial uses. The majority of sites within this land unit consist of industrial flex uses, freestanding office uses, and some "retail" uses. The Comprehensive Plan currently recommends that the 50.82-acre Chantilly Place Shopping Center ("Chantilly Place") be redeveloped with an expansion of the existing non-residential uses up to a floor area ratio ("FAR") of .50. For purposes of clarity and to establish accurate density calculations, the application area will be 50.82 acres, which was the original site area prior to the dedication of right-of-way for which density credit was reserved. The site is currently developed with the Dulles Expo Center, a full-service Holiday Inn Select, restaurants, office space, store-front retail and personal service establishments, and a service station with car wash. The Comprehensive Plan should be amended to permit an increase in non-residential uses on the site to better reflect its presence in the Route 28 Corridor market and to ensure the continuing economic viability of the property. The Dulles Expo Center is the Washington, D.C. metropolitan area's second largest exhibition hall and is tremendously successful. Support retail, restaurant and hotel uses accommodate the exhibition/conference facility, which is and will continue to be the focus of the property. An increase in the recommended intensity of development is necessary to permit the introduction of a critical mass of Class A office space, as well as additional and reconfigured exhibition/conference capacity and hotel uses that will transform Chantilly Place from an exposition/conference facility and "retail" center with surface parking separating the uses into a high-quality, mixed-use development with a strong interrelationship of uses. This Area Plans Review ("APR") Nomination will better achieve the objectives of the Plan and address oversights which fail to recognize the office potential of the site and the evolving character of the Route 28 Corridor.

This APR nomination proposes an increase in the recommended maximum FAR for Chantilly Place from .50 to .70. The categories of non-residential uses will remain the same. The primary focus of this nomination is to permit the inclusion of a critical mass of Class A, larger tenant office component that would prosper because of its visibility, access from Route 28, proximity to the Dulles International Airport, and wealth of supportive services within the Route 28 Corridor. The governing rezoning and special exception applications permit a maximum FAR of .35 with an office component not to exceed 15% in smaller, scattered buildings. The current Comprehensive Plan limits development to a maximum FAR of .50, which would not support the needed critical mass and floorplate size of office without decreasing the amount of conference facility and retail uses, which in turn would decrease the viability of the site. This proposed change is necessary to permit Chantilly Place to redevelop as a more vertically integrated, non-residential mixed-use development consisting of Class A office space, a necessarily reconfigured but highly successful exhibition/conference facility, hotels, restaurant, service and retail establishments.

The current Comprehensive Plan language does not provide for the evolving potential for high-quality office development within the Route 28 Corridor, which has become part of the technological lifeline of Fairfax County. The proximity of this site to Dulles Airport and its efficient access to Route 28 would contribute to the success of Class A office, which is neither

contemplated by the current Plan nor allowed under the current proffer limitations, and of Chantilly Place.



33-4 | 34-3 | 34-4
43-2 | 44-1 | 44-2

SHEET INDEX

PROPERTY MAP
ZONING
34-3

Revised to : 05 - 23 - 2008

Prepared by:

1742

A Fairfax County, Virginia Publication

N

GENERAL NOTES

Loudoun County | Montgomery County
Prince William County | Prince Georges County

ADMINISTRATIVE INDEX

33-4 | 34-3 | 34-4
43-2 | 44-1 | 44-2
43-4 | 44-3 | 44-4

PRC 343
ZONING
44-1

Revised to : 05 - 28 - 2008

PART 4. DESCRIPTION OF PROPOSED DEVELOPMENT

The subject property is located in the northeast quadrant of the Sully Road (Route 28) and Willard Road (Route 6215) interchange and is identified as Tax Map parcels 44-1- ((9))-A, 44-1-((9))-B, 44-1-((9))-C, 44-1-((9))-D1, 44-1-((9))-E2, 44-1-((9))-F2 and 44-1-((9))-F3. The 50.82- acre Chantilly Place Shopping Center ("Chantilly Place") is presently developed with fast food and sit-down restaurants, a gas station and car wash, a full service hotel, store-front retail and service uses, and an exposition/conference facility known as The Dulles Expo Center ("Expo Center"), which is the Washington, D.C. metropolitan area's second largest exhibition facility. For purposes of clarity and to establish accurate density calculations, the application area will be 50.82 acres, which was the original site area prior to the dedication of right-of-way for which density credit was reserved. The property is approved for non-residential development up to a .35 floor area ratio ("FAR"), which equates to 774,861 gross square feet ("GSF") of development, with an artificial cap on the amount of office space. The current Comprehensive Plan language for the site recommends up to .5 FAR comprised of a mix of non-residential uses. In order for the Expo Center to remain competitive and offer additional services, a sizeable expansion and reconfiguration must occur, and Chantilly Place must be permitted a substantial increase in its office component to be a stronger mixed use project more reflective of the office-oriented identity of the Route 28 Corridor.

An amendment to the Comprehensive Plan permitting an increase in the recommended density up to a maximum FAR of .70 would enable the transformation of Chantilly Place into a marquee mixed use development along Route 28 that contains a highly successful exposition/conference facility, full service hotels, restaurants, service facilities and Class A office space. The governing proffers limit the amount of office development to no more than a scattered, fragmented 116,229 GSF, in a configuration not adequate to provide leasing opportunities for tenants who require large floorplates and greater mass. This site's location, at the Route 28/Willard Road interchange near the Dulles International Airport, and the synergy of its uses present an extraordinary opportunity for quality office space.

The proposed development will consist of up to 500,000 square feet of retail uses such as restaurants, retail sales establishments, exposition and conference uses; up to 850,000 square feet of office use; and up to 200,000 square feet of hotel use (400 rooms). This will allow for the expansion and reconfiguration of the Expo Center, the provision of support services such as retail sales establishments, restaurants, service stations and hotels, as well as the introduction of a critical mass of Class A office space, which the site sorely lacks.

Chantilly Place is currently developed with a mix of non-residential uses supported by surface parking. Access to the site is provided from Route 28 via Willard Road, and from Route 50 via (i) Brookfield Corporate Drive, and (ii) Walney Road via Willard Road. The Route 28/Willard Road interchange is currently under construction, which will greatly enhance accessibility to the site. Under this proposal, parking will be consolidated into structures, which will create new development sites for additional buildings. The existing surface parking lots will accommodate the construction of high quality, multi-story office buildings that will be visible from Route 28. Pedestrian walkways and focal points such as plazas will be incorporated into a high-quality design. Since the site currently contains a number of viable uses, construction will be phased to

minimize disruption of those uses and yet enable a more integrated development with a stronger mix of non-residential uses.

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A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2008-2009 NORTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT(S): SULLY **APR ITEM:** 08-III-7DS

NOMINATOR(S):	William McCauley Arnold
ACREAGE:	265 Acres
TAX MAP I.D. NUMBERS:	23-4((1))1; 33-2((1))1, 2B2, 2C, 3, 4, 5B2, 5D, 5E, 5F, 13; 33-2((2))7-9, 9A, 10, 10A, 10B, 11, 11B, 12, 13, 13A, 13C, 14, 14A, 15, 15A, 5B, 15C, 16, 16A, 17, 18, 18A, 19, 20, 20A, 20B, 20C, 20D, 20E, 21; 33-2((7))(A) All; 33-2((9))(A) All; 33-2((9))(B) All; 33-2((9))(C) All; 33-2((12)) All; 34-1((2)) 11A, 13B
GENERAL LOCATION:	North of Lee Jackson Memorial Highway, east of the Loudoun County line, west of the Stonecroft Boulevard, south of Washington Dulles International Airport.
PLANNING AREA(S):	Area III
District(s):	Bull Run
Sector:	Upper Cub Run (BR2)
Special Area(s):	Dulles Suburban Center – Land Unit F-1
ADOPTED PLAN MAP:	Mixed Use, Public Parks, Private Open Space
ADOPTED PLAN TEXT:	High quality campus-style office and industrial/flex use up to a maximum FAR of .35. As an option, hotel and cultural facilities are alternatives uses.
For complete Plan text see	http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/dulles.pdf
PROPOSED PLAN AMENDMENT:	In addition to current Plan language, allow I-5 Zoning District uses, and up to a maximum .50 FAR.

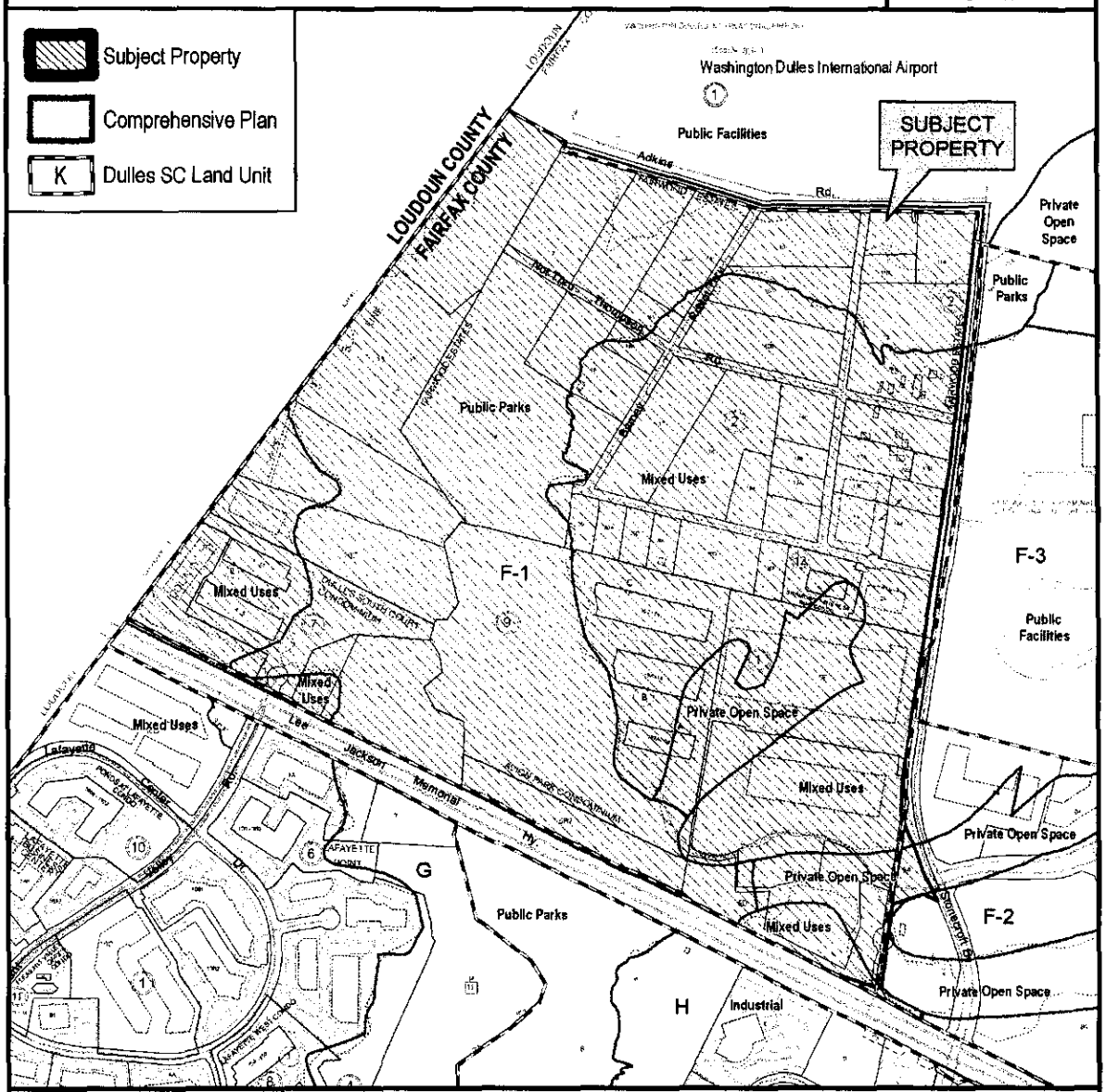
SUMMARY OF STAFF RECOMMENDATION:

_____ Approve Nomination as Submitted
__X__ Approve Staff alternative
_____ Retain Adopted Plan

Staff recommends an alternative which is supportive of the nominator's intent. The staff alternative indicates that construction-related and heavy industrial uses up to .35 FAR may be appropriate in the area east of the RPA and generally north of Murdock Street.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2008-2009 NORTH COUNTY APR #
08-III-7DS
SULLY



Subject Property Current Plan: Planned for high quality campus-style office and industrial/flex use up to a max FAR of .35 consistent with the type and character of development established.

Nominated Plan Change: In addition to current Plan language, allow I-5 Zoning District uses.

Staff Recommendation: Approve Staff Alternative.

800 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2009

CONTEXT

General Location:

The subject area is generally located north of Lee Jackson Memorial Highway (Route 50), east of the Loudoun County line, south of the Washington Dulles International Airport, and west of Stonecroft Boulevard.

Existing and Planned Land Use and Zoning:

Subject Area: The subject property consists of Land Unit F-1, which encompasses about 265 acres. The southern portion of the Land Unit, which fronts Lee Jackson Memorial Highway is developed with a number of warehouse and industrial/flex uses, and indoor recreation. The northern portion, which abuts the airport, is developed with construction-related uses which have outdoor storage; this area includes the recently built VDOT Chantilly Maintenance Area Headquarters facility. Approximately 100 acres of the Land Unit is in the Cub Run floodplain or the Resource Protection Area (RPA). The portion that is located within the floodplain and RPA is planned for public parks. The remaining land use (approximately 164 acres) planned for high-quality campus-style office and industrial/flex uses up to .35 FAR, and hotel and cultural facilities are alternative uses. The area is zoned I-3 and I-5.

Adjacent Area:
North: Washington Dulles International Airport borders the subject area to the north. It is planned for public facilities and zoned R-1.
East: Land Units F-2 and F-3 are located east of Stonecroft Boulevard. F-2 is planned for office and industrial/flex uses up to .50 FAR, and is developed with the Avion Buisness Park with FARs ranging from .22 FAR to .35 FAR, and is zoned I-5. F-3 is planned for public facility use and developed with the Fairfax County Criminal Justice Training Center. It is zoned I-3 and I-5.
South: Across Lee Jackson Memorial Highway is land planned for low-rise office, light industrial, research and development, and industrial flex uses up to .35 FAR. It is developed with office space and the Chantilly Auto Park; a number of parcels remain vacant through out the Cub Run floodplain. The area is zoned C-8, I-3 and I-4.
West: Neighboring the subject area to the west is Loudoun County, which designates this area for general industrial uses. Industrial uses are intended to accommodate the continued expansion of the Chantilly Crush Stone Quarry as well as attract airport-related and airport-compatible development. Adjacent uses to the subject area within Loudoun County include an auto dealership, a variety of industrial and light industrial uses, and vacant land.

PLANNING HISTORY

On March 8, 1993, the planning guidance for Land Unit F-1 was established with the adoption of the Dulles Suburban Center Plan amendment (S92-CW-4CP). During the 2004 APR cycle, APR #04-III-7DS resulted in the deletion of recommendations concerning the provision of a southern entrance to Washington Dulles International Airport, and the provision of access to the then proposed Smithsonian Air and Space Museum Annex from Lee Jackson Memorial Highway.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, Area III Volume, 2007 Edition, Bull Run Planning District, BR2-Upper Cub Run Community Planning Sector, Dulles Suburban Center F-1, as amended through 01-26-2009, Land Use Recommendations, page 103:

> "1. Land Unit F-1 is planned for high-quality campus-style office and industrial/flex use up to a maximum FAR of .35, consistent with the type and character of development established in adjoining land units. Substantial setbacks, landscaping and screening should be provided along Route 50 and along Willard Road for an attractive appearance. Direct access to Route 50 should be permitted from Parcel 33-2((1))2 which is constrained on its eastern side by an EQC which traverses the parcel from north to south. In addition to existing access points, one new access point could be permitted to the balance of the land unit provided it does not impact environmentally sensitive lands. Substantial consolidation of small parcels is recommended and should be carried out in a manner that ensures that unconsolidated parcels have adequate access and can be developed in accord with the Comprehensive Plan. Architecture should also function as an element of design Integration and architectural sketches should be made available for the public review process.
>
> 2. As optional uses, a hotel and/or conference facilities, restaurants, or cultural facilities may be appropriate. Given the extensive EQC in this land unit, public and/or private recreational uses, including a golf course, should be considered if developed in an environmentally sensitive manner."

NOMINATED PLAN AMENDMENT

This nomination proposes to change Land Use Recommendation #1 to permit heavy industrial uses up to .50 FAR.

ANALYSIS

The Comprehensive Plan identifies the subject area for high-quality office and industrial/flex uses up to .35 FAR. Development along Lee Jackson Memorial Highway has developed in a manner consistent with the Plan. However, the northern portion of the land unit, further away from the highway, has developed with outdoor storage, and a large VDOT maintenance facility was recently built within the subject area. The subject area is located adjacent to the Dulles Airport property; a rock quarry in Loudoun County; and a test track, detention facility and firing range at the Fairfax County Criminal Justice Training Center. The subject area is impacted by noise from the neighboring public safety facility and the airport.

The nominator proposes the addition of a land use option for "intensive industrial land uses characteristic of the I-5 Zoning District." The nominator indicated that "Land Unit F-1 is ideally suited for heavy industrial uses due to its lack of visibility from major highway corridors and the impact of aircraft noise."

Difference in Character:
As mentioned in the Planning History, this land unit was originally planned to be a gateway to a possible southern entrance of the Dulles Airport and Smithsonian Air and Space Museum Annex. As such, the southern portion along Route 50, developed in an unified manner with setbacks, architectural design and landscaping. Older properties in the northern portion have not redeveloped and have primarily construction-related businesses with unscreened outdoor storage. There is a lack of unified design, screening and landscaping within this area.

Change in Circumstance:
During the 2004 APR cycle, APR #04-III-7DS deleted Recommendation #3 from the Plan. This land use recommendation designated retail use along Stonecroft Boulevard should it become a southern entrance to Dulles Airport. It was intended to capitalize on the large number of visitors who might pass through this land unit on their way to the airport and museum. No longer designated as a possible gateway, the appearance of the northern portion of the land unit, away from Route 50, is no longer as critical and the planning concept for this area should change to better reflect existing uses and zoning.

Environmental Impacts:
Since this land unit contains a large amount of EQC and RPA, all uses which have storage of hazardous materials should provide adequate containment facilities, monitoring, and spill prevention strategies to protect surface and groundwater resources consistent with all applicable regulations.

RECOMMENDATION

The APR nomination proposes changing the current Plan by increasing the intensity from .35 FAR to .50 FAR, and including heavy industrial as a permitted use. However, the subject area contains a significant amount of RPA land that may make the proposed intensity unrealistic. Noise impact from the public safety center and airport makes this area inappropriate for office and hotel uses. Staff recommends an alternative which is supportive of the nomination's proposed use. The staff recommendation proposes amending Recommendation #1 to allow heavy industrial uses up to a .35 FAR in the northeast quadrant of the land unit.

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Bull Run Planning District, BR2 – Upper Cub Run Community Planning Sector, Dulles Suburban Center F-1, as amended through 01-26-2009, Land Use Recommendations, page 103:

1. Land Unit F-1 is planned for office and industrial/flex uses along Route 50 and industrial uses on the northern portion adjacent to the Dulles Airport, with the exception of the Cub Run EQC which is planned for public park use as shown on the Plan Map.

    a. The southern portion (along Route 50) is planned for high-quality campus-style office and industrial/flex use up to a maximum FAR of .35, consistent with the type and character of development established in adjoining units. Substantial setbacks, landscaping and screening should be provided along Route 50 and along ~~Willard Road~~ Stonecroft Boulevard for an attractive appearance. Direct access to Route 50 should be permitted from Parcel 33-2((1))2 which is constrained on its eastern side by an EQC which traverses the parcel from north to south. In addition to existing access points, one new access point could be permitted to the balance of the land unit provided it does not impact environmentally sensitive lands. Substantial consolidation of small parcels is recommended and should be carried out in a manner that

ensures that unconsolidated parcels have adequate access and can be developed in accord with the Comprehensive Plan. Architecture should also function as an element of design integration and architectural sketches should be made available for the public review process.

b. The northern portion, which is east of the EQC and includes properties fronting Murdock Street and areas to the north, are planned for construction related and industrial uses up to .35 FAR. Outdoor storage should be screened from public view. Development applications for new and expansion of existing uses should perform an environmental assessment to mitigate any prior industrial contamination.

The Comprehensive Plan Map will not be changed by this recommendation.

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APR Area Plans Review

2008-2009 NORTH COUNTY AREA PLAN

APR# 08-III-7DS

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: William McCauley Arnold Daytime Phone: 703-934-1128

Address: 11350 Random Hills Rd., Suite 500

Fairfax, VA 22030

Nominator E-mail Address: marnold@mccandlaw.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

William McCauley Arnold

THIS BOX FOR STAFF USE ONLY

Date Received: 6-29-08

Date Accepted: 7-30-08 JRH

Planning District: _____

Special Area: _____

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.) _____

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.

Attorney for J.G. Miller Revocable Trust

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☐ Dranesville ☐ Hunter Mill ☐ Providence ☒ Sully

Total number of parcels nominated: ~~41~~ 76 265

Total aggregate size of all nominated parcels (in acres and square feet): ~~2.6146~~ acres ~~113,892~~ square feet 11,543,400

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☒ No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) ☒ Yes ☐ No

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: Dulles Suburban Center, Land Unit F-1: Planned for high quality campus-style office and industrial/flex use up to a maximum FAR of .35 consistent with the type and character of development established.

b. CURRENT PLAN MAP DESIGNATION: ~~I-3~~, mixed use, public park, private open space

c. CURRENT ZONING DESIGNATION: I-3, I-5

355

Continued

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). Industrial-Mixed Use
I-3, I-4, I-5

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) Industrial uses permitted by the I-5 Zoning District in addition to the uses described by the current Plan language.

f. NON-RESIDENTIAL: Check the appropriate use ☐ Office ☐ Retail ☐ Government/Institutional ☐ Industrial ☐ Open Space ☒ Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: .50 FAR; ~~.35 FAR~~ TOTAL Gross Square Feet: 6,169,200

Categories	Percent of Total FAR	Square feet
Office	~~N/A~~	~~N/A~~
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial	~~N/A~~ 100%	~~N/A~~ 6,169,200
Residential*		
TOTAL	100%	6,169,200

If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.

h. RESIDENTIAL COMPONENT (Select the appropriate density range proposed and complete the table to the right):

- ☐ .1 - .2 du/ac (5-10 acre lots)
- ☐ .2 - .5 du/ac (2-5 acre lots)
- ☐ .5 - 1 du/ac (1 – 2 acre lots)
- ☐ 1 - 2 du/ac
- ☐ 2 - 3 du/ac
- ☐ 3 - 4 du/ac
- ☐ 4 - 5 du/ac
- ☐ 5 - 8 du/ac
- ☐ 8 - 12 du/ac
- ☐ 12 - 16 du/ac
- ☐ 16 - 20 du/ac
- ☐ 20+ (specify 10 unit density range) _____

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			

Continued

PART 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

SEE ATTACHMENT 1

☐ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

☒ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between May 1, 2008 and June 27, 2008 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: *Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.*

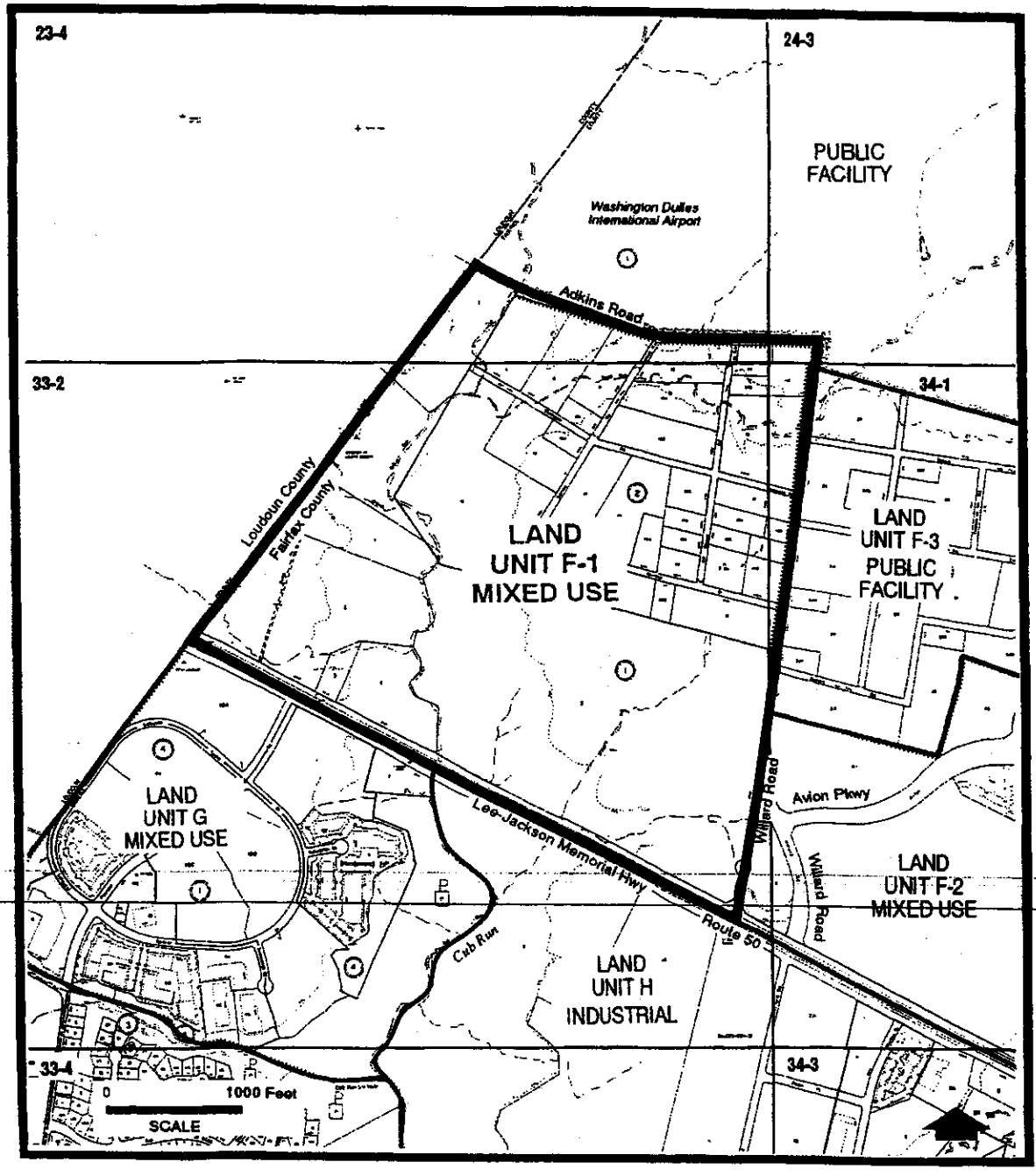
Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
33-2((2))13	3720 Stone-croft Blvd. Chantilly, VA	James G. Miller Living Trust James G. Miller, Trustee	P.O. Box 220181 Chantilly, VA 20153	2.6146	
					See next page

Certified Mail Number	Owner	Owner Address	Parcel Number	Parcel Address	SQFT
7004 1350 0003 5326 883	ALFRED J. AND MARGARET E. ABE	22040 WHITETAIL RIDGE LA MIDDLEBURG VA 20117	0332 02 0020E	14843 MURDOCK ST	44,998
7004 1350 0003 5326 884	REZA M. AFSHAR	11501 BULL RUN OVERLOOK CT MANASSAS VA 20109	0332 02 0007 0332 02 0008 0332 02 0009 0332 02 0009A 0332 02 0010 0332 02 0010A 0332 02 0011 0332 02 0019 0332 02 0020	14916 THOMPSON RD 14908 THOMPSON RD 3700 BARNEY RD 3730 BARNEY RD 3701 BARNEY RD 3700 GLORUS RD N/A 3832 BARNEY RD 14913 MURDOCK ST	236,531 246,550 204,166 44,998 165,528 245,243 60,287 1,010,592 44,754
7004 1350 0003 5326 885	VAHID K. AMIN	5352 SUMMIT DR FAIRFAX VA 22030	0332 01 0003	15110 LEE JACKSON MEMORIAL	67,265
7004 1350 0003 5326 886	RUSSELL B. AND DOROTHY M. ANDERSO	440 OAKLAND RD LOUISA VA 23093	0332 02 0020C	14901 MURDOCK ST	44,998
7004 1350 0003 5326 887	BEHBEHANI ZOHREH	30252 SONRISA LA LAGUNA NIGUEL CA 92677	0332 01 0001		9.4059(acres)
7004 1350 0003 5326 888	STEVEN C. BRYANT	3724 STONECROFT BV CHANTILLY VA 20150	0332 02 0013A	3727 GLORUS RD	62,291
7004 1350 0003 5326 889	CHANG AND PISKULICH INC	3850 DULLES SOUTH CT CHANTILLY VA 20151	0332 01 0002B2		429,690
7004 1350 0003 5326 890	CLPF-CHANTILLY LP	601 13TH ST NW SUITE 700N C/O ING CLARION PARTNERS/ATTN	0332 01 0005E	3900 STONECROFT BV	979,818
7004 1350 0003 5326 891	COMMONWEALTH OF VA, DEPT OF TRAN	1401 EAST BROAD ST ATTN CAPITAL OUTLAY MANAGER RICHMOND VA 23219	0332 02 0015C 0332 02 0016 0332 02 0017	3722 GLORUS RD 14900 MURDOCK ST 14912 MURDOCK ST	89,464 302,990 243,936
7006 2760 0002 1319 731	CRONAN FAMILY LLC	13703 CURRANT LP GAINESVILLE VA 20155	0332 02 0012	14800 THOMPSON RD	339,768
7006 2760 0002 1319 732	DAATA PARTNERS II LLC	1912 WOODFORD RD VIENNA VA 22182	0332 02 0010B	3720 GLORUS RD	236,531
7006 2760 0002 1319 733	FEDERAL INC	C/O MR. SORBI 3624 ROCKY MEADOW CT FAIRFAX VA 22033	0332 02 0020B 0332 02 0020D	14905 MURDOCK ST 14847 MURDOCK ST	44,754 134,256
7006 2760 0002 1319 734	WAYNE P. G. AND SUE F. GAGNER	9104 CHARRED OAK DR BETHESDA MD 20817	0332 02 0011B		49,354
7006 2760 0002 1319 735	JAMES G. MILLER	PO BOX 220181 CHANTILLY VA 20153	0332 02 0013	3720 STONECROFT BV	113,892
7006 2760 0002 1319 736	KAMI MORADI	2619 OAK VALLEY DR VIENNA VA 22181	0332 02 0014A	14800 MURDOCK ST	89,603
7006 2760 0002 1319 737	PATRICIA LLC	14810 MURDOCK ST CHANTILLY VA 20151	0332 02 0013C 0332 02 0014	3801 GLORUS RD 3730 STONECROFT BV	44,876 130,376
7006 2760 0002 1319 738	STEPHEN C. PRICE	P O BOX 374 LEESBURG VA 20178	0332 02 0020A	14909 MURDOCK ST	44,998
7006 2760 0002 1319 739	PRINCIPAL LIFE INSURANCE, COMPANY	14595 AVION PW SUITE 100 CHANTILLY VA 20151	0332 01 0005F	3920 STONECROFT BV	730,460
7006 2760 0002 1319 740	PUBLIC STORAGE INC	PO BOX 25025 DEPT PT VA-29179 GLENDALE CA 91201	0332 01 0002C	3854 DULLES SOUTH CT	217,849
7005 1820 0005 5245 238	RAY CAMERON AND BRENDA J. ROGERS	1531 7TH ST MOUNDSVILLE WV 26041	0332 02 0015 0332 02 0015A 0332 02 0016A	14834 MURDOCK ST 3804 GLORUS RD 14840 MURDOCK ST	58,959 44,732 73,747
7005 1820 0005 5245 239	SCI DEVELOPMENT SERVICES, INC	PO BOX 11338 C/O DELOITTE TAX LLP MCLEAN VA 22102	0332 01 0005A 0332 01 0005D		43,074 208,965
7005 1820 0005 5245 240	MICHAEL AND LUCY M. SPRAGGS	11551 REID LA NOKESVILLE VA 20181	0332 02 0015B	3800 GLORUS RD	44,998
7005 1820 0005 5245 241	STONECROFT BUSINESS PARK LLC	13454 SUNRISE VALLEY DR SUITE 440 C/O ROCK INVESTMENT GR	0332 02 0021	14801 MURDOCK ST	231,971
7005 1820 0005 5245 242	TRUSTEES OF KOINOS FELLOWSHIP CH	9003 GROVERS THEATRE CT BURKE VA 22015	0332 02 0018 0332 02 0018A	3812 BARNEY RD 3800 BARNEY RD	247,500 45,000
7005 1820 0005 5245 243	SAMUEL VELASQUEZ	14101 PARKE LONG CT SUITE R CHANTILLY VA 20151	0332 01 0004	15100 LEE JACKSON MEMORIAL	7.7 (acres)
7005 1820 0005 5245 244	WEST DULLES PROPERTIES LLC	44330 MERCURE CI STE 150 WINCHESTER VA 22604	0332 01 0005B2		200,226

See next page

360

Certified Mail Number	Owner	Owner Address	Parcel Number	Parcel Address	SQFT
7001 1140 0002 0626 6677	Mazda Mets Inc	5348 Chandley Farm Cl. Centreville, VA 20120	0332 07B 0004	3852 Dulles South Ct.	0
7001 1140 0002 0626 6707	3856-A Dulles South Ct.	3856 Dulles South Ct. Chantilly, VA 20151	0332 07A 0001	3856 Dulles South Ct.	0
7005 1820 0005 5245 2118	Yang Han S	6170 Hidden Canyon Rd. Centreville, VA 20120	0332 07A 0002	3856 Dulles South Ct.	0
7005 1820 0005 5245 2125	Habibi Rafiullah	3852 Dulles South Ct. Chantilly, VA 20151	0332 07B 0006	3852 Dulles South Ct.	0
7005 1820 0005 5245 2132	Dilanian Hayro H	3935 Avion Park Ct. Chantilly, VA 20151	0332 09A 0107	3935 Avion Park Ct.	0
7005 2030 0000 1160 3995	Sethi Harsh Kumar	22742 Airmont Hunt Dr. Ashburn, VA 20148	0332 09A 0108	3935 Avion Park Ct.	0
7002 2030 0000 1160 4008	JRH Avion Park LLC	450 B S Pickett St. Alexandria, VA 22304	0332 09C 0110	3931 Avion Park Ct.	0
7002 2030 0000 1160 4015	Rudys Inflight Properties LLC	3852 Dulles South Ct. Chantilly, VA 20151	0332 07B 0010	3852 Dulles South Ct.	0
7002 2030 0000 1160 4022	Jin Jae Hun	23015 Song Sparrow Lane Brambleton, VA 20148-5656	0332 07B 0005	3852 Dulles South Ct.	0
7002 2030 0000 1160 4039	North East Investment Properties LLC	3933 Avion Park Ct. Chantilly, VA 20151	0332 09B 0110	3933 Avion Park Ct.	0
7002 2030 0000 1160 4046	Afshar Reza	11501 Bull Run Overlook Ct. Manassas, VA 20109	0341 02 0011A	3612 Stonecroft Bv	111,514
7002 2030 0000 1160 4053	Lawless Warehouse Investments LLC	6304 Barnesdale Pa Centreville, VA 20120	0332 07B 0002	3852 Dulles South Ct.	0
7002 2030 0000 1160 4060	Avian Park Rental LLC	3935 Avion Park Ct. Chantilly, VA 20151	0332 09A 0106	3935 Avion Park Ct.	0
7002 2030 0000 1160 4084	Wholesale Floor Coverings Inc	12611 Briddon Lane Reston, VA 20191	0332 07B 0003	3852 Dulles South Ct.	0
7002 2030 0000 1160 4091	Babur LLC	3935 Avion Park Ct. Chantilly, VA 20151	0332 09A 0104	3935 Avion Park Ct.	0
7002 2030 0000 1160 4107	Northeast Investment Properties LLC	3933 Avion Park Ct. Chantilly, VA 20151	0332 09B 0112	3935 Avion Park Ct.	0
7002 2030 0000 1160 4114	Dulles Equity Group LLC	3112 Knoll Dr. Falls Church, VA 22042	0332 07B 0009	3856 Dulles South Ct.	0
7002 2030 0000 1160 4121	M and L Realty Associates LLC	799 Edwards Rd. Parsippany, NJ 07054	0332 09B 0114	3933 Avion Park Ct.	0
7002 2030 0000 1160 4138	NOVA Pets LLC	43510 Hubbard Sq. South Riding, VA 20152	0332 09A 0102A	3935 Avion Park Ct.	0
7002 2030 0000 1160 4145	Szvis Family LLC	3931 Avion Park Ct. Chantilly, VA 20151	0332 09C 0102	3931 Avion Park Ct.	0
7002 2030 0000 1160 4152	Academy Door LLC	3931 Avion Park Ct. Chantilly, VA 20151	0332 09C 0104	3931 Avion Park Ct.	0
7002 2030 0000 1160 4169	The Patriot Property Group LLC	7151 Pendleton Ave. Clifton, VA 20124	0332 09C 0108	3931 Avion Park Ct.	0
7002 2030 0000 1160 4176	Henry Montano LLC	4805 Briggs Rd. Fairfax, VA 22030	0332 09A 0103	3935 Avion Park Ct.	0
7001 1140 0002 0625 9075	Himes Development Partners Cub Run	3702 Pender Dr. Fairfax, VA 22030	0332 01 0013		456,036
7001 1140 0002 0625 9082	Yang Han S	15405 Meherrin Ct. Centrville, VA 20120	0332 07B 0001	3852 Dulles South Ct.	0
7001 1140 0002 0625 9099	Pohanka of Chantilly Inc	13990 Lee Jackson Highway Chantilly, VA 20151	0234 01 0001	15001 Adkins Rd.	453,024
7001 1140 0002 0625 9105	Bryant Steven C	3724 Stonecroft Bv Chantilly, VA 20150	0341 02 0013B	3724 Stonecroft Bv	31,233
7001 1140 0002 0625 9112	Chantilly Prop LLC	12940 Wyckland Dr Clifton, VA 20124	0332 07A 0005	3856 Dulles South Ct.	0
7001 1140 0002 0625 9129	Inside Sports LLc	21530 Blackwood Ct Sterling, VA 20166	0332 09B 0102	3933 Avion Park Ct.	0
7001 1140 0002 0625 9136	C116 Avion Park LLC	3931 Avion Park Ct Chantilly, VA 20151	0332 09C 0116	3931 Avion Park Ct	0
7001 1140 0002 0625 9143	Trejo-Jamison LLC	3856-I Dulles South Ct. Chantilly, VA 20151	0332 07A 0004	3856 Dulles South Ct.	0
7001 1140 0002 0625 9150	Rebara LLC	2938 Smith Farm Wy Herndon, VA 20171	0332 07A 0003	3856 Dulles South Ct.	0
7001 1140 0002 0625 9167	Padiotis George	3852 Dulles South Ct. Chantilly, VA 20151	0332 07B 0008	3852 Dulles South Ct.	0
7001 1140 0002 0625 9297	Raoofi Seyedreza	15805 Paramount Dr. Rockville, MD 20855	0332 07B 0007	3852 Dulles South Ct.	0


23-4
24-3
PUBLIC FACILITY
Washington Dulles International Airport
Adkins Road
33-2
34-1
Loudoun County
Fairfax County
LAND UNIT F-1 MIXED USE
LAND UNIT F-3 PUBLIC FACILITY
LAND UNIT G MIXED USE
Lee-Jackson Memorial Hwy
Route 50
Willard Road
Avion Pkwy
LAND UNIT F-2 MIXED USE
Cub Run
LAND UNIT H INDUSTRIAL
33-4
34-3
0
1000 Feet
SCALE

2008-2009 North County Area Plans Nomination

The subject property is a 2.6146 acre parcel (TM 33-2((2))13) and all other parcels located in Land Bay F-1 of the Dulles Suburban Center. Land within the land bay is planned for high quality campus style office and industrial flex use up to a maximum FAR of .35 consistent with the type and character of development established in adjoining land units. This nomination requests that the Comprehensive Plan text be amended to add a land use option for the subject property and other properties in Land Bay F-1, to provide for more intensive industrial land uses characteristic of the I-5 zoning district as a result of an oversight in the adopted Plan which fails to acknowledge adjacent public and private uses of similar intensity that now exist or are being constructed.

The subject property is located at the corner of Stonecroft Blvd. and Thompson Road within one quarter mile of the southern boundary of Dulles Airport. It is sandwiched between two public uses to the east and west: Fairfax County's Public Safety/Criminal Justice Training Center located directly across Stonecroft Blvd. to the east, comprising approximately 115 acres of land (zoned I-5) and including an outdoor shooting range, racetrack, obstacle course, and a minimum security detention facility; and a VDOT maintenance yard/storage facility for vehicles, maintenance equipment and materials located to the west. To the north, across Thompson Road, approximately 8 acres of I-5 zoned land is in use as a private vehicle storage lot. The subject property is also impacted by noise from Dulles Airport.

The other parcels in Land Bay F-1 are also affected by these uses. The plan language was adopted by the Board in 1975 and there have been significant changes in the land use since that time including the rezoning of at least three parcels to the I-5 category. A copy of Land Bay F-1 is included in this nomination.

No residential uses are located in the planning district or in proximity to the subject property, and the subject property is not visible from major corridors such as Rt. 50 and Rt. 28. Access to the airport is limited to construction, service, and security vehicles.

The current Plan language for Land Bay F-1 provides for industrial use up to a maximum FAR of .35 consistent with the type and character of development established in adjoining land units. Industrial uses permitted by the I-5 District should be permitted on the subject property in light of current Plan language because the adjoining land unit to the east, Land Bay F-2 is zoned I-5 and permitted uses include a race track and shooting range. This nomination is being submitted, however, in the event that there is any question as to the need for clarifying Plan language as it relates to the subject property.

In conclusion, the subject property and other property in the Land Bay F-1 is ideally suited for uses permitted in the I-5 zoning district due to its adjacency to other I-5 zoned and used parcels, it's lack of visibility from major highway corridors and the fact that the property is impacted by airport noise. Industrial uses consistent with the I-5 zoning

district could be developed on the subject property in a manner that is compatible with existing uses without compromising the overall development goals of the Dulles Suburban area.

Thank you for your consideration of this matter.

Suchicital, Bernard S.

From: Suchicital, Bernard S.
Sent: Friday, August 22, 2008 3:53 PM
To: 'marnold@mccandlaw.com'
Subject: North County APR nomination

William McCauley Arnold
11350 Random Hills Rd., Suite 500
Fairfax, VA 22030

2008-2009 North County APR Nomination: 265 acres in the Dulles Suburban Center, Land Unit F1

Dear Mr. Arnold:

The purpose of this email (a copy of which will be retained for the record) is to formally advise you that the above referenced 2008-2009 North County APR Nomination, assigned a temporary ID number of PC-2008-047, has been received by the Department of Planning & Zoning. I have reviewed the nomination as to its compliance with the submission requirements as set forth in the Guide to the *2008 North County Area Plans Review* and have the following corrections:

- In Part 2: I have updated the total aggregate square feet for the nominated 265 acres to 11,543,400.
- In Part 4b: Current Plan Map Designation, I have corrected this to read "mixed use, public park, and private open space."
- In Part 4c: Current Zoning Designation, I have included the zoning district I-5 with what is already provided by your application.

In addition, the following information is missing from your submission and will be needed for review in the APR process:

- In Part 4g: Provide the total gross square feet, and percent totals and square feet for both 0.35 FAR and 0.50 FAR in the table.

Please respond to this email and indicate that you wish to accept the clarifications as suggested by staff in Parts 2, 4b, and 4c, and provide the additional information requested for Part 4g.

This information should be provided to the Department of Planning and Zoning by September 5th. Failure to do so will cause the nomination to be rejected.

I am the Department of Planning and Zoning staff member assigned to review your nomination. Please address your response or questions to me at bernard.suchicital@fairfaxcounty.gov.

Sincerely,

Bernie

Bernard S Suchicital
Planner II
Policy & Plan Development Branch
Department of Planning & Zoning
County of Fairfax, Virginia

Suchicital, Bernard S.

From: Laura Beach [lbeach@mccandlaw.com]
Sent: Thursday, September 11, 2008 12:40 PM
To: Suchicital, Bernard S.
Cc: Mac McCauley Arnold
Subject: North County APR

Attachments: Ltr.Suchicital 9-11-08.doc; ATT1649436.txt

Ltr.Suchicital 9-11-08.doc (39...

ATT1649436.txt (858 B)

Dear Mr. Suchicital,

Attached please find Mr. Arnold's letter of September 11, 2008, regarding the North County APR.
The letter has also been mailed to you via regular mail.

Sincerely,
L. Beach

W. McCauley Arnold
(703) 934-1128

September 11, 2008

VIA FIRST CLASS MAIL & EMAIL

Bernard S. Suchicital
Policy & Plan Development Branch
Department of Planning and Zoning
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035-5509

Re: North County APR

Dear Mr. Suchicital:

This letter is to clarify my plan amendment nomination PC2008-047(Sully District) in response to your email of September 8, 2008.

- Part 4(g) of the application should be ".50 FAR (maximum)". The total FAR would be 265 acres times .50 FAR or 6,169,200 sq. ft.

- Part 4(g) chart should indicate the industrial use as 100% (Mixed Use-Industrial) 6,169,200 sq. ft.

- Part 4(d) would read "Industrial-Mixed Use I-3, I-4, I-5".

Sincerely,

W. McCauley Arnold

WMA/lb

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A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2008-2009 NORTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT(S): SULLY **PLAN AMENDMENT:** S08-III-FC1

NOMINATOR(S):	John McGranahan
ACREAGE:	28.05 Acres
TAX MAP I.D. NUMBERS:	46-3((1))15A1, 15A2, 15A3, and 15A4
GENERAL LOCATION:	Northwest corner of Route 50 and Fair Ridge Drive
PLANNING AREA(S):	Area III
District(s):	Upper Potomac
Sector:	Lee-Jackson (UP8)
Special Area(s):	Fairfax Center Suburban Center – Land Unit A-5
ADOPTED PLAN MAP:	Fairfax Center Area
ADOPTED PLAN TEXT:	This sub-unit is planned for low intensity office, retail and institutional use not to exceed .25 FAR at the overlay level.
For complete Plan text see	http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/dulles.pdf
PROPOSED PLAN AMENDMENT:	Replace 90,000 square feet of office space with elderly housing.

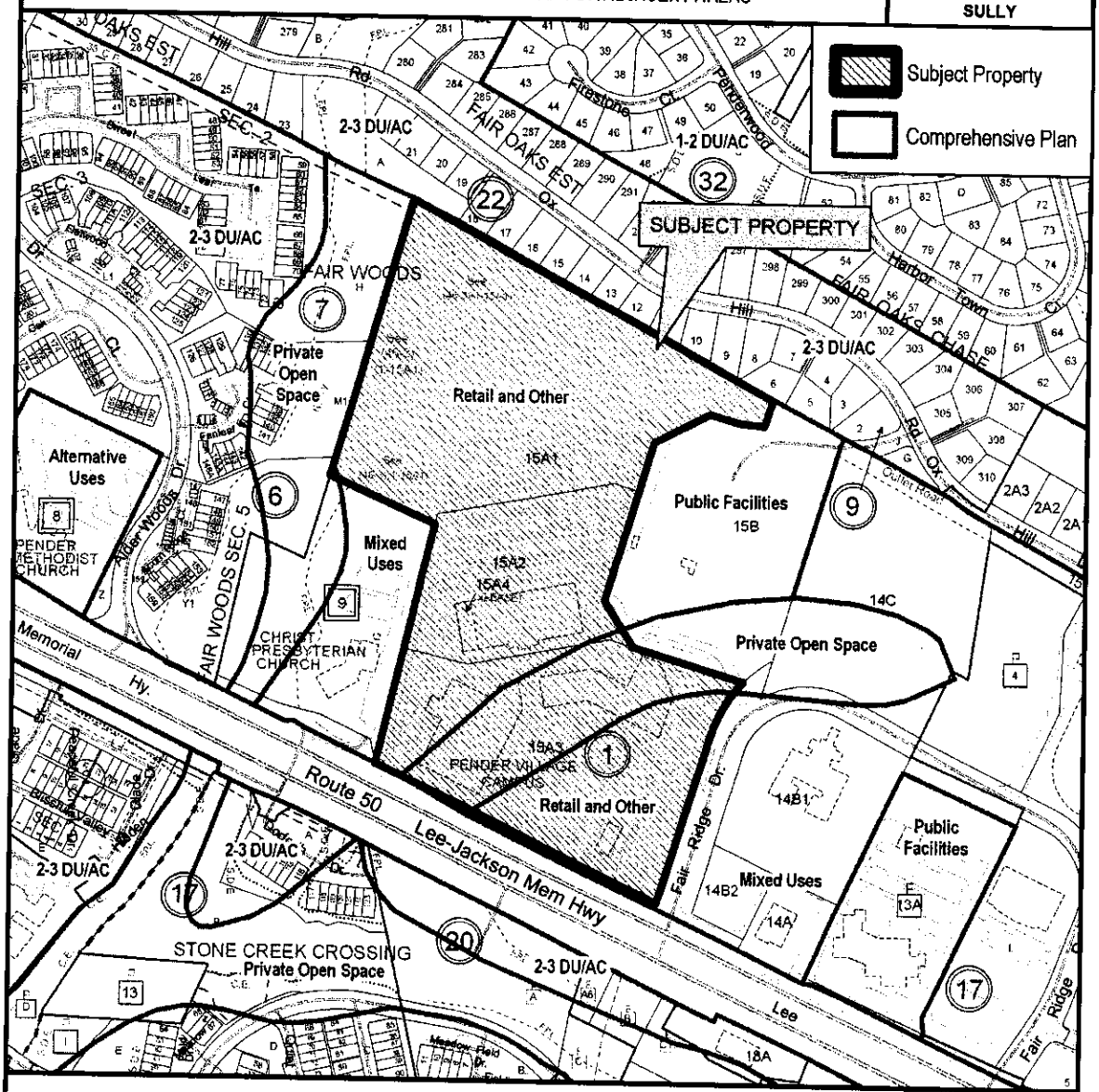
SUMMARY OF STAFF RECOMMENDATION:

_____ Approve Nomination as Submitted
____X____ Approve Staff alternative
_____ Retain Adopted Plan

Staff recommends an alternative, which is supportive of the nominator's intent, to provide an option for elderly housing up to 100 dwelling units on Parcel 46-3((1))15A1.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2008-2009 NORTH COUNTY APR #
S08-III-FC1
SULLY



Subject Property Current Plan: Low intensity office, retail and institutional use not to exceed .25 FAR at the overlay level.

Nominated Plan Change: Change 90,000 square feet of office space to affordable elderly housing.

Staff Recommendation: Approve Staff Alternative.

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2009

CONTEXT

General Location:

The subject area consists of 28.5 acres located on the northwest corner of Lee Jackson Memorial Highway and Fair Ridge Drive.

Existing and Planned Land Use and Zoning:

Subject Area: Located in the Sub-unit A5 of the Fairfax Center Area, the subject property is planned at the overlay level for office, retail and institutional/public facilities uses not to exceed .25 FAR. As an option, hotel use may be considered on the portion of the site that has frontage on Lee Jackson Memorial Highway. The site is zoned PDC as part of the Fair Ridge office park and is approved for a mixed use development of primarily retail and office, with church, child care and other related uses.

Adjacent Area:
North: The Fair Oaks Estates subdivision is planned for and developed with residential use at 2-3 du/ac and zoned R-3, except for a few R-1 parcels.
East: The property to the northeast of is exclusively planned for public facilities and developed with a Dominion Virginia Power substation and transmission lines. The area east of Fair Ridge Drive is planned for office up to .25 FAR at the overlay level, and developed with a hotel. A vacant parcel at the northeast corner of Fair Ridge Drive and Route 50 is planned for expansion of the adjacent service station, a community-oriented retail use.
South: Across Route 50 is publicly-owned open space along the Rocky Run EQC. This area is planned for residential mixed-use at 8 dwelling units per acre at the overlay level, and zoned PDH-8.
West: Immediately adjacent to the west is a church that is planned for low intensity office, retail and institutional use up to .25 FAR at the overlay level, and zoned R-1. To the northwest is private open space separating the subject area from the Fairwoods residential townhouse subdivision. This community is planned for and developed at 5 dwelling units per acre at the overlay level, and is zoned PDH-5.

PLANNING HISTORY

During the 2001-2002 APR cycle, APR #01-III-4UP added the option for hotel use at an intensity of .15 FAR, with conditions. During the 2004-2005 APR cycle, APR #04-III-1FC added low intensity office, retail and institutional uses up to .25 FAR (with exception to Parcel 46-3((1))15B which was planned for public facilities) with conditions. On April 28, 2008, the Board of Supervisors authorized an Out-of-Turn Plan Amendment (S08-III-FC1) to consider

affordable elderly housing as an optional use in Sub-unit A5 of the Fairfax Center Area. The BOS directed staff to evaluate this proposed plan change during the 2008-2009 North County APR.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, Area III Volume, 2007 Edition, Upper Potomac Planning District, UP8 – Lee-Jackson Community Planning Sector, Fairfax Center Area Sub-Unit A5, as amended through 01-26-2009, Land Use Recommendations, pages 47-48:

"Sub-unit A5

This sub-unit contains the Dominion Virginia Power substation and transmission lines, as well as a church and office use. The sub-unit is planned for low intensity office, retail and institutional use not to exceed .25 FAR at the overlay level, with the exception of Tax MAP 46-3((1))15B, the electrical substation and transmission lines, which is planned exclusively for public facilities use except as otherwise stated below. It is important that this mix of uses be coordinated and integrated in a quality design. Development should provide substantial, vegetated open space buffers to the north and west, including the preservation of existing trees, in order to protect the existing residential use adjacent to this sub-unit. Buffers should be no less than 125 feet along the northern property line and no less than 50 feet along the western side of the property (north of Tax Map 45-4((1))9). The following conditions should also be met:

- Retail development is limited to the front portion of the parcel, in front of the existing office building and adjacent to Route 50, and should include a grocery store;

- New office development behind the existing office building should be compatible in scale and architectural treatment with surrounding development, and should be buffered/screened from the electrical substation;

- Limited parking and vehicular access for use by the sub-unit may be located on Parcel 46-3((1))15B if substantial landscaping and/or screening of the substation is provided. Said landscaping and screening should be designed to permit vehicles to access the

substation through Parcel 15B and should not preclude parking related to the substation;

- Free-standing pad sites should be limited to no more than one and should include no fast food establishments to limit traffic generation;

- Principle access should be from Fair Ridge Drive with secondary right-turn in/out access to Route 50 considered only with VDOT approval. There should be no vehicular connection to Alder Woods Drive; and,

- Development should be set back at least 40 feet and an attractive streetscape, including substantial landscaping, should be provided along Route 50.

Hotel use maybe considered on the Route 50 frontage of Tax Map 46-3((1))15A as an alternative to the planned low intensity mix of uses under the following conditions:

- Overall intensity should not exceed .15 FAR;

- Either the existing landscape buffer along Route 50 is preserved, or an attractive streetscape including substantial landscaping is substituted; and

- Access to the hotel is provided from Fair Ridge Drive, with no direct access from Route 50."

Please refer to Attachment I for the Land Unit Summary Chart.

NOMINATED PLAN AMENDMENT

This nomination proposes changing Sub-unit A5 at the overlay to allow 100 units of elderly housing with a substantial amount of affordable units as an option to some of the planned office use on Parcel 46-3((1))15A-1.

ANALYSIS

The subject area is bounded by single-family neighborhoods to the north and west, a business park to the east and an office building and retail center to the south. The Comprehensive Plan recommends that the subject area develop with mixed uses including retail, office and institutional uses.

The proposed plan amendment is for an option to build up to 100 units of elderly housing. The proposed amount of elderly housing will be similar in scale and mass to the approved but unbuilt office development for Parcel 46-3((1))15A1. The proposal will greatly reduce the number of vehicle trips generated from the parcel as a result of the lower number of trips associated with the elderly housing option. To ensure compatibility, the development should adhere to the sub-unit's planning principles of providing buffering and transitional screening to the neighboring residential communities and office park. The nomination also states that a substantial amount of affordable dwelling units will be provided, which is supportive of the County's affordable housing goal. *Please refer to Attachment II* for a design concept that the nominator provided to the Task Force on February 24, 2009.

RECOMMENDATION

Staff recommends an alternative which is supportive of the nomination. The staff recommendation proposes amending Land Use Recommendations for Sub-Unit A5 to allow for elderly housing with a substantial amount of affordable units as an option to some of the planned office development on Parcel 46-3((1))15A-1 with conditions.

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, Area III Volume, 2007 Edition, Upper Potomac Planning District, UP8 – Lee-Jackson Community Planning Sector, Fairfax Center Area Sub-Unit A5, as amended through 01-26-2009, Land Use Recommendations pages 47-48:

Sub-unit A5

This sub-unit contains the Dominion Virginia Power substation and transmission lines, as well as a church and office use. The sub-unit is planned for low intensity office, retail and institutional use not to exceed .25 FAR at the overlay level, with the exception of Tax MAP 46-3((1))15B, the electrical substation and transmission lines, which is planned exclusively for public facilities use except as otherwise stated

below. It is important that this mix of uses be coordinated and integrated in a quality design. Development should provide substantial, vegetated open space buffers to the north and west, including the preservation of existing trees, in order to protect the existing residential use adjacent to this sub-unit. Buffers should be no less than 125 feet along the northern property line and no less than 50 feet along the western side of the property (north of Tax Map 45-4((1))9). The following conditions should also be met:

- Retail development is limited to the front portion of the parcel, in front of the existing office building and adjacent to Route 50, and should include a grocery store;

- New office development behind the existing office building (Parcel 46-3((1))15A-1) should be compatible in scale and architectural treatment with surrounding development, and should be buffered/screened from the electrical substation;

- Limited parking and vehicular access for use by the sub-unit may be located on Parcel 46-3((1))15B if substantial landscaping and/or screening of the substation is provided. Said landscaping and screening should be designed to permit vehicles to access the substation through Parcel 15B and should not preclude parking related to the substation;

- Free-standing pad sites should be limited to no more than one and should include no fast food establishments to limit traffic generation;
- Principle access should be from Fair Ridge Drive with secondary right-turn in/out access to Route 50 considered only with VDOT approval. There should be no vehicular connection to Alder Woods Drive; and,

- Development should be set back at least 40 feet and an attractive streetscape, including substantial landscaping, should be provided along Route 50.

Hotel use maybe considered on the Route 50 frontage of Tax Map 46-3((1))15A as an alternative to the planned low intensity mix of uses under the following conditions:

- Overall intensity should not exceed .15 FAR;
- Either the existing landscape buffer along Route 50 is preserved, or an attractive streetscape including substantial landscaping is substituted; and
- Access to the hotel is provided from Fair Ridge Drive, with no direct access from Route 50.

Elderly housing may be considered as an optional use to the new planned office use on Parcel 46-3((1))15A-1 under the following conditions:

- Elderly housing should not exceed 100 units;
- A substantial affordable housing component should be provided;
- The scale and architectural treatment should be compatible with surrounding development in the sub-unit; and
- Development should provide substantial buffers to the north and west, including the preservation of existing trees, in order to protect the existing residential use adjacent to this sub-unit.

MODIFY: Fairfax County Comprehensive Plan, Area III Volume, 2007 Edition, Upper Potomac Planning District, UP8 – Lee-Jackson Community Planning Sector, Fairfax Center Area Sub-Unit A5, as amended through 01-26-2009, Land Use Land Unit Summary Chart pages 50-51:

- At the Overlay Level for Sub-unit A5, add Residential.
- Sub-note[3]: See Sub-unit A5 text for hotel and elderly housing options. Parcel 45-4((1))9 is planned for office up to .15 FAR at the overlay level.

The Comprehensive Plan Map will not be changed by this recommendation.

Attachment I

Fairfax County Comprehensive Plan, Area III Volume, 2007 Edition, Upper Potomac Planning District, UP8 – Lee-Jackson Community Planning Sector, Fairfax Center Area Sub-Unit A5, as amended through 01-26-2009, Land Unit Recommendations, pages 50-51:

LAND UNIT SUMMARY CHART – LAND UNIT A

Sub-units	Approximate Acreage
A1	22
A2	79
A3	4
A4	4
A5	35
A6	44
A7	5

Sub-units	Recommended Land Use	Intensity/ FAR	Density Units/Acre
Baseline Level			
A1, A2	RESIDENTIAL		2
A3, A4	RESIDENTIAL		2
A5 [1], A6	RESIDENTIAL		2
A7	PUBLIC FACILITIES		
Intermediate Level			
A1, A2	RESIDENTIAL		3.5
A3, A4	RESIDENTIAL		2.5
A5 [1]	OFFICE	.07	
A6	OFFICE	.15	
A7	PUBLIC FACILITIES		

LAND UNIT SUMMARY CHART – LAND UNIT A
(continued)

Overlay Level			
A1 [2]	RESIDENTIAL		5
A2	RESIDENTIAL/MIX		5
A3, A4	RESIDENTIAL		3
A5 [1, 3]	OFFICE, RETAIL AND INSTITUTIONAL PUBLIC FACILITIES	.25	
A6 [4]	OFFICE	.25	
A7	PUBLIC FACILITIES		

[1] Tax Map 46-3((1))15B, existing electrical substation and related transmission lines, is planned for public facilities.

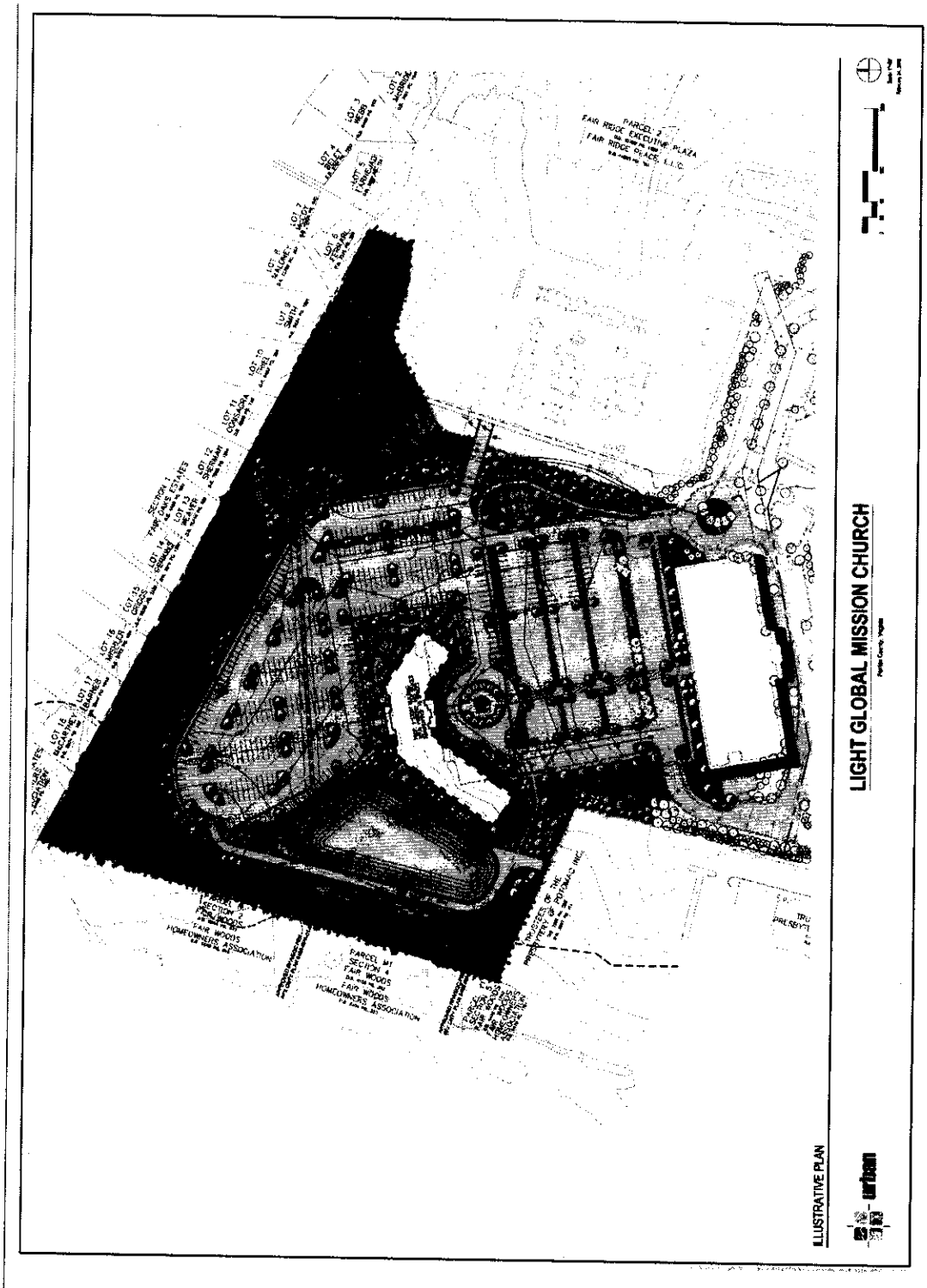
[2] See Area III, Upper Potomac Planning District, UP8 Lee-Jackson Community Planning Sector, for conditions for development at the overlay level.

[3] See Sub-unit A5 text for hotel option. Parcel 45-4((1))9 is planned for office up to .15 FAR at the overlay level.

[4] See text for additional options.

Note: These sub-units are within the Water Supply Protection Overlay District.

Attachment II



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APR Area Plans Review

2008-2009 NORTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: Keith C. Martin, Agent Daytime Phone: 703-883-0102

Address: Sack Harris & Martin, P.C., 8270 Greensboro Drive, Suite 810, McLean, VA 22102

Nominator E-mail Address: kcm@sacklaw.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

THIS BOX FOR STAFF USE ONLY

Date Received: OTPA authorized 4 of BOS on 4-28-08

Date Accepted: NA

Planning District:

Special Area:

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.)

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☐ Dranesville ☐ Hunter Mill ☐ Providence ☒ Sully

Total number of parcels nominated: 3

Total aggregate size of all nominated parcels (in acres and square feet): 28.05 acres 1,221,858 square feet

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☒ No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) ☒ Yes ☐ No

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: This sub-unit is planned for low intensity office, retail and institutional use not to exceed .25 FAR at the overlay level.

b. CURRENT PLAN MAP DESIGNATION: Fairfax Center Area

c. CURRENT ZONING DESIGNATION: PDC

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). Change 90,000 sf of office to Affordable Elderly Housing.

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) 3 story multifamily style housing

f. NON-RESIDENTIAL: Check the appropriate use ☐ Office ☐ Retail ☐ Government/Institutional ☐ Industrial ☐ Open Space ☒ Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: .25 TOTAL Gross Square Feet: 305,500 S.F.

Categories	Percent of Total FAR	Square feet
Office	28%	85,500
Retail	32%	100,000
Public Facility, Govt & Institutional	10%	30,000
Private Recreation/Open Space		
Industrial		
Residential*	30%	90,000
TOTAL	**100%**	305,500

**If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.*

h. RESIDENTIAL COMPONENT (Circle the appropriate density range proposed and complete the table to the right):

.1 - .2 du/ac (5-10 acre lots)
.2 - .5 du/ac (2-5 acre lots)
.5 - 1 du/ac (1 – 2 acre lots)
1 - 2 du/ac
2 - 3 du/ac
3 - 4 du/ac
4 - 5 du/ac
5 - 8 du/ac
8 - 12 du/ac
12 - 16 du/ac
16 - 20 du/ac
20+ (specify 10 unit density range) _____

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)	100	900	90,000
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
TOTAL:			

Continued

PART 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between May 1, 2008 and June 27, 2008 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

VIRGINIA:

IN THE CIRCUIT COURT OF FAIRFAX COUNTY

IN RE: Light Global Mission Church

CASE NO. CL-2007-14698

ORDER

THIS DAY CAME Light Global Mission Church ("Petitioner") by counsel, and petitioned this Court to appoint **SEKYU CHANG, YONG HYUN KIM** and **SU CHANG KIM,** as Trustees in accordance with Va. Code Ann. § 57-8.

UPON CONSIDERATION WHEREOF, it appearing that at meeting of the Congregation of Petitioner, **SEKYU CHANG, YONG HYUN KIM** and **SU CHANG KIM** have been elected to serve as Trustees, and that it is the desire of the Congregation that the appointments be now confirmed by this Court; it is hereby

ADJUDGED, ORDERED and DECREED that **SEKYU CHANG, YONG HYUN KIM** and **SU CHANG KIM** are hereby appointed Trustees of said Petitioner with all the duties and powers and subject to all the responsibilities conferred on trustees by the laws of the Commonwealth of Virginia.

ENTERED this 7 day of December, 2007.

JUDGE

I ask for this:

Matthew M. Moore
Virginia Bar No. 44953
Shulman, Rogers, Gandal, Pordy & Ecker, P.A.
11921 Rockville Pike
Rockville, Maryland 20852
(301) 230-5200
Counsel to Petitioner

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SACK HARRIS & MARTIN, P.C.
ATTORNEYS AT LAW

SUITE 810
8270 GREENSBORO DRIVE
McLEAN, VIRGINIA 22102
TELEPHONE (703) 883-0102
FACSIMILE (703) 883-0108

April 28, 2008

Ms. Sara Robin Hardy
Fairfax County Planning Commission
12000 Government Center Parkway
Suite 330
Fairfax, Virginia 22035

Re: 2008-2009 North County Area Plans Review Nomination for
Out of Turn Plan Amendment on Tax Map 46-3((1))15A-1, 15A-2 and 15A-3
Nominator: Trustees of Light Global Mission Church (CC 1))

Dear Ms. Hardy:

On April 28, 2008, the Board of Supervisors directed the Department of Planning and Zoning to prepare an Out-of-Turn Plan Amendment to include affordable elderly housing as an optional use in the mix of uses in Sub Unit A5 of the Fairfax Center Area. The Board further directed that the amendment be considered with the 2008-2009 North County APR cycle. The land area is otherwise excluded because it was the subject of an approved nomination adopted after June 2005.

It is submitted that the proposal would better achieve the Plan objectives than what is currently in the adopted Plan. The proposal seeks to substitute 90,000 square feet of gross floor area of affordable elderly housing for 90,000 square feet of office. The switch in uses would also remove the need for a parking structure serving the office space adjacent to a residential neighborhood. Fairfax County is experiencing a shortage in affordable elderly housing. The location is close to shopping, medical services and major transportation. The switch in uses would also result in a significant reduction in daily peak hour vehicular trips on Route 50 and the surrounding transportation network.

Very truly yours,

SACK HARRIS & MARTIN, P.C.

Keith C. Martin

cc: Tina Kim
Fred Selden
Sup. Michael Frey

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thrown directly into the most challenging positions and consistently proven he can handle them with strength of character and adroit leadership.

Last year, Mr. Rumberger was named Principal of the Year and recipient of the *Washington Post's* Distinguished Educational Leadership Award. Mr. Rumberger planned and led the opening of two schools—Westfield High School and South County Secondary School all the while creating a cohesive school community, developing partnerships to benefit students and schools, and assembling a staff that takes ownership for the success of the school. Mr. Rumberger will retire at the end of the school year.

Therefore, Supervisor Hyland asked unanimous consent that the Board direct staff to invite Mr. Dale Rumberger to appear before the Board to be recognized for his incredible 32 years of dedicated service to the County. Without objection, it was so ordered.

5c. **COMMUNITY POLICING AT ITS BEST (MOUNT VERNON DISTRICT)** (12:50 p.m.)

STALZER

PD

Supervisor Hyland said that last month, officers were performing road checks on Richmond Highway in Hybla Valley and would ticket drivers who cut through commercial lots to get to Fordson Road or shops in Mount Vernon Plaza thinking they were avoiding a signalized intersection. The District Commander met with a local resident who complained about the enforcement action. Immediately, the District Commander and Lieutenant Commander drove to examine the scene. After consulting with supervisors, senior officers, and a magistrate, the Commander determined it was not a violation, established new guidelines for his officers, and nullified the summons.

These officers absolutely did the right thing to bring about a positive result. Their willingness to listen, thoroughly research a complaint, and quickly educate their patrol officers should be emulated by all of the County's finest. Supervisor Hyland expressed his congratulations to Captain Mike Kline and Lieutenant Dave Russell for their work.

6c. **PLAN AMENDMENT FOR LIGHT GLOBAL MISSION (SULLY DISTRICT)** (12:54 p.m.)

STALZER

DFZ

Supervisor Frey said that Light Global Mission Church is the owner of the former Dominion Power property at the intersection of Route 50 and Fair Ridge Drive. The members want to build affordable elderly housing on a portion of their property that is currently approved for 90,000 square feet of office next to Atlantic Realty's retail project.

The Comprehensive Plan recommends mixed use, including retail, office and institutional uses. Because this plan language was adopted in the last North Area Plans Review cycle, the property owner is barred from submitting a nomination in the cycle that opens in May. The proposal is consistent and compatible with surrounding uses, and in accordance with the County's goal of providing affordable housing opportunities. Furthermore, staff agrees that the request may have merit.

Therefore, Supervisor Frey moved that the Board authorize staff to accept and review a Plan amendment for Sub Unit A5 of the Fairfax Center Area to include affordable elderly housing as an option and to consider it concurrently with the 2008-2009 North County APR nominations. Supervisor Herrity seconded the motion and it carried by unanimous vote.

7c. **UNITED AUTO GROUP, INCORPORATED (SULLY DISTRICT)** (12:56 p.m.)

STALZER

Supervisor Frey said that United Auto Group, Incorporated is the applicant of Proffered Condition Amendment Application PCA 2004-SU-028 and Special Exception Amendment Application SEA 2004-SU-027 to modify the building footprint of an approved auto dealership in Stonecroft Auto Park. The application is currently under review by staff.

The applicant has met with members of the Sully District community, including the Sully District Council and the Western Fairfax Civic Association, to share its plans.

Site plans have been submitted or approved on the neighboring two parcels. To allow all construction in this development to proceed simultaneously, the applicant has requested that the Board grant concurrent processing of the zoning applications and site plans, and that the Board public hearing be heard prior the August 2008 recess.

DPZ

Accordingly, Supervisor Frey moved that the Board authorize a public hearing to be held before the Board prior to the August recess for Proffered Condition Amendment Application PCA 2004-SU-028 and Special Exception Amendment Application SEA 2004-SU-027, as well as concurrent processing of the site plan with the zoning applications.

The applicant is aware that this motion does not relieve them of any obligation, ordinance or standards, and will not prejudice the consideration of the application in any way. Supervisor Bulova seconded the motion and it carried by unanimous vote.