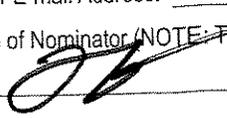


NOMINATION FORM

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

Francis A. McDermott, on behalf of
 Name: The Center for Innovative Technology ("CIT") 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:	<u>6/27/08</u>
Date Accepted:	<u>7-15-08 cbr</u>
Planning District:	<u>UPPER POTOMAC</u>
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): 25.49 acres 1,110,344.4 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, Upper Potomac Planning District, UP4-Greater Herndon Community Planning Sector

Institutional uses, with an option for mixed use development up to a 1.0 FAR

b. CURRENT PLAN MAP DESIGNATION: Public Facilities, Governmental and Institutional

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). Mixed Use Development of 25.49-acre CIT complex up to a 2.17 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: 2.17 TOTAL Gross Square Feet: 2,400,000

Categories	Percent of Total FAR	Square feet
Office	50%	1,210,000
Retail	2%	40,000
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial Hotel	6%	150,000 (300 rooms)
Residential*	42%	1,000,000 (1,000 mfd)
TOTAL	100%	2,400,000

*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) 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) 30-40 DU/AC
 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			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)	1,000	1,000	1,000,000
TOTAL:	1,000	1,000	1,000,000

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
15-2-((1))-17	2205 Rock Hill Road	The Innovative Technology Authority	13873 Park Center Road Hallmark Building, Suite 201 Herndon, VA 20171	15.8452	7007 2560 0001 3054 7669
15-2-((1))-15	2214 Rock Hill Road	The Innovative Technology Authority	2214 Rock Hill Road Herndon, VA 20170	7.5094	7007 2560 0001 3054 7676

PART 4(e). DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Innovative Technology Authority ("ITA") is a political subdivision of the Commonwealth of Virginia with the legislative authority to promote and foster innovative technological research and industry within the Commonwealth. The Center for Innovative Technology ("CIT") is the not-for-profit corporation established by the ITA which carries out the mission and duties of the ITA. The ITA owns land in the northwest portion of Fairfax County that straddles the Loudoun County border. The CIT headquarters is located on this property, comprised of 25.49 acres in Fairfax County and approximately 13.5 acres in Loudoun County. The site is located within the Route 28/CIT Transit Station Area of the UP-4 Greater Herndon Community Planning Sector of the Upper Potomac Planning District on Tax Map Parcels 15-2-((1))-15 and 15-2-((1))-17. The Fairfax County portion of the property is the subject of this Area Plans Review ("APR") Nomination, and is presently improved with a 122,945 square foot building (within Fairfax County) that serves as a gateway landmark for those entering Fairfax County from the Washington Dulles International Airport ("Dulles Airport") and Loudoun County. The CIT site is located approximately 1.6 miles northeast of the Dulles Airport main terminal, and the CIT building is visible from the front entrance of that terminal.

This APR proposal will enable creation of a high quality mixed-use development ("Innovation Center") that will complement the landmark CIT building. The mix of uses will include Class A office space as the predominant use, with multiple family residential, hotel, and support retail secondary uses. Innovation Center will provide opportunities for people to live and work within a development that is intellectually fueled by the innovative mission of the ITA in a location adjacent to the planned Route 28/CIT Transit Station and one Metrorail stop from Dulles Airport.

The subject property is located on the north side of the Dulles Airport Access Road ("DAAR") and is crossed by both Rock Hill Road and Innovation Avenue. The site is accessed from Sully Road (Route 28) and Old Ox Road (Route 606), and is located entirely within one-half mile of the proposed platform for the Route 28/CIT Transit Station. The CIT building itself, at the western edge of the property, is approximately 1,900 feet from the proposed rail platform. The platform will be located in the median of the DAAR with station entrances on both sides of the DAAR, including an entrance with bus drop-off/pick-up and pedestrian access on a Fairfax County Board of Supervisors ("BOS") parcel abutting Innovation Center. Surrounding properties on the north side of the DAAR include the Dulles Greene multiple family development on the east, as well as undeveloped and/or environmentally sensitive lands on the east and north.

This APR Nomination proposes that the FAR of the optional development recommendation for the CIT complex be increased from 1.0 to 2.17. The increased density would provide an essential critical mass for a more successful mixed-use development with a synergistic relationship between the proposed office (1,210,000 square feet), multiple family residential

(1,000,000 square feet, 1,000 units), hotel (150,000 square feet, 300 rooms) and support retail (40,000 square feet) uses.

Proposed Land Bay A, in the northwest quadrant of the Innovation Avenue/Rock Hill Road intersection, will contain the existing CIT complex comprised of the seven-story CIT building which is connected to a three-story building, both on a platform of structured parking. Three five- to seven-story, 120,000 square foot office buildings will be built on top of a structured parking platform. Two of these new buildings will front on Innovation Avenue and the DAAR, the third on Rock Hill Road, and will be connected to each other by plazas, gathering areas and other design elements on a plaza level. The CIT building is sited on a promontory approximately 50 feet above the base topography of the proposed buildings.

Proposed Land Bay B, in the northeast quadrant of the Innovation Avenue/Rock Hill Road intersection, will contain four residential buildings ranging in size from 200,000 square feet to 350,000 square feet, and one 227,000 square-foot office building. The fourteen-story residential buildings in the northern portion of the land bay will contain a total of approximately 1,000 multi-family dwelling units. The eleven-story office building in the southwest portion of this land bay will contain support retail space at the plaza level. The buildings will be constructed on top of a structured parking platform with pedestrian connections and gathering areas on the plaza level. An Environmental Quality Corridor ("EQC") of over 3.6 acres comprised of Resource Protection Area ("RPA") and wetlands will provide a natural, undisturbed buffer between the residential uses in this land bay and the Dulles Greene multi-family development.

Proposed Land Bay C, located on the south side of Innovation Avenue immediately north of the DAAR, will contain two 250,000 square foot, eleven-story office buildings fronting on Innovation Avenue (one of which will also front the DAAR), and a 150,000 square foot, eleven-story hotel containing 300 rooms that will face the DAAR. Support retail will be provided on the plaza level. These buildings also will be constructed on a common structured parking platform with pedestrian connections and gathering areas at the plaza level. An additional 2.5 acres of the EQC that buffers Land Bay B will separate Land Bay C from the Dulles Greene development and the BOS-owned land to the east, and pedestrian connections will be provided through it to the Metro entrance.

Innovation Center is premised on the concept that a successful mixed-use development at this location will create opportunities for people to live and work in close proximity to Dulles Airport and the critical mass of technology-based businesses within the Dulles Corridor and the Route 28 Corridor. The mission of the CIT will continue to be carried out from its existing landmark building, but this proposal will enhance its effort to create a world class ecosystem to attract entrepreneurial executives, researchers, and employees for burgeoning scientific, intellectual and biomedical enterprises. Innovation Center will not be an isolated development; rather, it will be linked to the greater Metropolitan D.C. community by pedestrian access to the planned Route 28/CIT Transit Station that will be one Metrorail stop away from Dulles Airport, and directly connected to the Dulles Rail corridor, Reston, Tysons Corner, and Washington, D.C. It will also be served by direct access to an interchange on Route 28, Route 28 itself, and the Dulles Toll Road.

In addition to furthering the mission of the CIT, Innovation Center has been designed as a pedestrian friendly, Transit Oriented Development ("TOD") with efficient pedestrian access to the platform of the planned Route 28/CIT Transit Station, as well as quick rail access to Dulles Airport and the Tysons, Dulles Corridor, and Washington, D.C. employment and business centers. Few development sites anywhere are afforded such locational advantages.

Each building at Innovation Center will incorporate quality design characteristics intended to complement the CIT building. Each building will be constructed to Leadership in Energy and Environmental Design ("LEED") certification standards or other certification programs in compliance with the County's "green" policies. Workforce housing will be incorporated as a component of the residential buildings, so as to provide additional housing opportunities for the full spectrum of employees within Innovation Center and the surrounding community. Finally, Innovation Center fully complies with the Board's TOD Policy, adopted well after the current Comprehensive Plan recommendations for this property.

PART 6. JUSTIFICATION

The Center for Innovative Technology ("CIT") complex is recognized by the Comprehensive Plan as a strategically located property worthy of redevelopment. Located within the Route 28/CIT Transit Station Area of the UP4-Greater Herndon Community Planning Sector of the Upper Potomac Planning District, the CIT complex is planned for institutional uses with an option for mixed-use development up to a 1.0 FAR. Considering the adjacency of the CIT complex to the planned Route 28/CIT Transit Station, its amount of developable land, and its location within the greater Dulles technology corridor, the site is appropriate for a mixed-use development at an intensity greater than a 1.0 FAR.

This Areas Plan Review ("APR") nomination proposes a mixed-use development composed of Class A office space, multiple family residential dwelling units, hotel and support retail space up to a 2.17 FAR. The intent of the proposed development ("Innovation Center") is to capitalize on the adjacency of the site to the future Route 28/CIT Transit Station. The imminency of the future Route 28/CIT Transit Station, along with the County's very recent Policy Plan amendments and initiatives regarding Transit Oriented Development ("TOD"), green building and workforce housing, have rendered the current Comprehensive Plan language for the CIT complex outdated.

The existing CIT building was constructed in 1989 on approximately 36.84 acres of land that straddles the Fairfax County and Loudoun County boundary line. The property was dedicated to the Commonwealth of Virginia for the purpose of establishing a base of operations for the CIT efforts to foster technological research and industry in Virginia on behalf of the Commonwealth's Innovative Technology Authority ("ITA"). Of the entire 36.84-acre CIT complex, 25.49 acres are located in Fairfax County. On February 28, 1994, the Fairfax County Board of Supervisors ("BOS"), on its own motion, rezoned the 25.49-acre property from the R-1 to the I-4 District and approved a special exception to permit a maximum building height of 157 feet, to bring the CIT complex into compliance with the Fairfax County Zoning Ordinance once it was determined that certain tenants within the CIT complex were subject to local zoning requirements. Subsequent to the approval of the rezoning and special exception applications, a site plan was approved which dedicated 2.1062 acres of right-of-way for Innovation Avenue. Even though the remaining physical area of the two parcels that comprise the APR nomination is 23.38 acres, for purposes of clarity and to establish accurate density calculations, the application area will be 25.49 acres, which was the original site area prior to the dedication of right-of-way for which density credit was reserved.

This APR Nomination proposes that the FAR of the optional development recommendation for the CIT complex be increased from 1.0 to 2.17. The increased density would provide an essential critical mass for a more successful mixed-use development with a synergistic relationship between the proposed office (1,210,000 square feet), multiple family residential (1,000,000 square feet, 1,000 units), hotel (150,000 square feet, 300 rooms) and support retail (40,000 square feet) uses.

The CIT complex is partially within one-quarter mile and entirely within one-half mile of the proposed platform for the Route 28/CIT Transit Station. Additionally, vehicular and pedestrian

access to the Metro station from the north side of the DAAR will be located on the adjacent Fairfax County Board of Supervisors parcel abutting the CIT complex on the east. Vehicular access to the CIT complex is adequately provided from Sully Road (Route 28) and Old Ox Road (Route 606), and Dulles Airport is located approximately 1.6 miles to the southwest of the property. Considering the availability of existing and proposed transportation and transit facilities that will serve the CIT complex, it is appropriate for the subject property to be developed at a density higher than what the current Comprehensive Plan recommends.

An amendment to the Comprehensive Plan to permit the redevelopment of the 25.49-acre CIT complex is necessary to encourage the type of high quality mixed-use development that the County envisions adjacent to existing and proposed Metro stations. The extension of Metrorail to Dulles Airport is a transit improvement that the region desperately needs and desires. The extension of Metrorail through the Dulles Corridor will be an exciting opportunity for economic development activities and the clustering of high density development near transit facilities. Innovation Center will capitalize on the extension of Metrorail by providing a high quality mixed-use development with ample pedestrian connections to a Metro station whose platform will be less than one-half mile from all of the buildings in the entire project. In addition, development at Innovation Center will showcase the application of recent amendments to the County's Policy Plan regarding TOD development, green building design, workforce housing and EQC protection.



HUTCHISON
ELEMENTARY
SCHOOL