

APR# 08-III-15UP



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 col
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: [x] 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 [x] 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 B-8 for more information.) [x] Yes [] No

PART 3: PROPERTY INFORMATION - Attach either the Property Information Table found at the end of this application form or a separate 8 1/2 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/cpzf) 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.



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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%	

n.a.

*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)			
TOTAL:			

n.a.

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.

**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

