



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: Lynne J. Strobel, agent for Federal Realty Investment Trust Daytime Phone: 703-528-4700
Address: Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor, Arlington, Virginia 22201
Nominator E-mail Address: lstrobel@arl.thelandlawyers.com

THIS BOX FOR STAFF USE ONLY
Date Received: 6/27/08
Date Accepted: 7/17/08 ARH
Planning District:
Special Area:

Signature of Nominator (NOTE: There can be only one nominator per nomination):
Lynne J. Strobel

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.
Deborah A. Colson, Senior Vice President-Legal Operations

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: [] Dranesville [] Hunter Mill [x] Providence [] Sully
Total number of parcels nominated: 1
Total aggregate size of all nominated parcels (in acres and square feet): 25.18 acres 1,096,950 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 8-9 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.

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: Lee Community Planning Sector - planned for community retail uses up to .35 FAR. Any development or improvements should respect the adjacent cemetery and floodplain.

b. CURRENT PLAN MAP DESIGNATION: Commercial - Retail and other

c. CURRENT ZONING DESIGNATION: C-6 District

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). Allow existing retail uses to continue with an option to add residential uses as part of a mixed-use center up to a 0.80 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?) A portion of the existing inline center would remain with three to four story residential buildings above retail uses served by a combination of structured and surface parking.

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: 0.80 TOTAL Gross Square Feet: 877,560

Categories	Percent of Total FAR	Square feet
Office		
Retail	31%	274,805
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*	69%	602,755
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) 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			
Low-Rise Multifamily (1-4 stories)	501	1,000	602,755
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
TOTAL:	501	501,000	602,755*

*This increased number accounts for a 18-20% core factor (hallways, recreation uses, business center, common room, etc.)

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
48-4 ((1)) 12F	9121 Lee Highway Fairfax, Virginia 22031	Federal Realty Investment Trust	1626 E. Jefferson Street Attn.: Mary M. Kenny Rockville, Maryland 20852	25.18	N/A, See Part 1



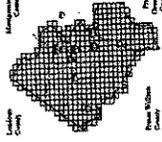
City of Fairfax, Virginia



1. This map is a preliminary map and is subject to change without notice.
2. The City of Fairfax is not responsible for any errors or omissions on this map.
3. The City of Fairfax is not responsible for any damages or liabilities arising from the use of this map.
4. The City of Fairfax is not responsible for any claims or lawsuits arising from the use of this map.
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GENERAL NOTES

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ADMINISTRATIVE INDEX

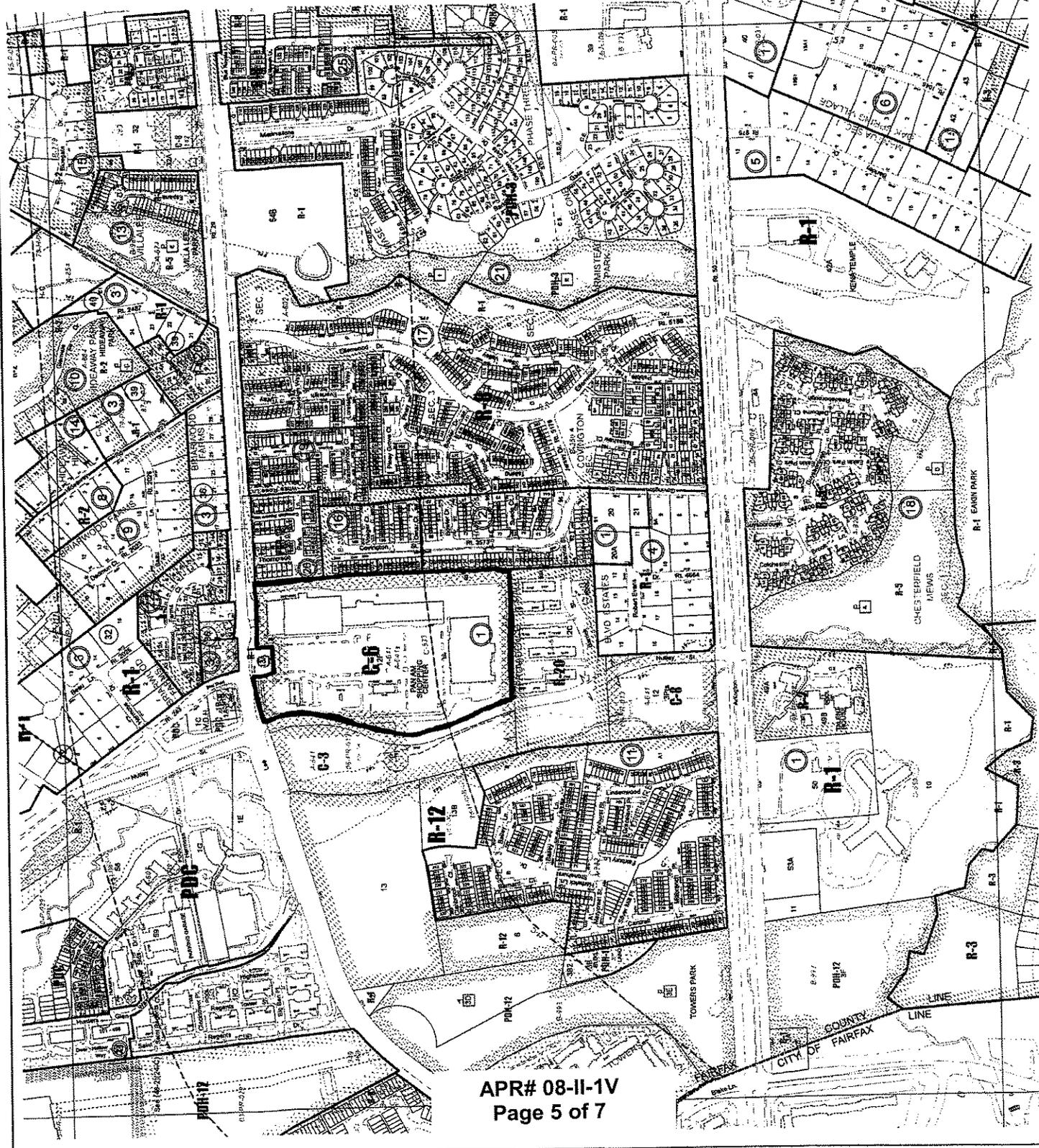
48-1	48-2	49-1
48-3	49-3	
58-1	58-2	59-1

PROPERTY MAP

ZONING
48-4

Revised to: 03-21-2008

Prepared by:
CITY OF FAIRFAX, VIRGINIA
PLANNING AND ZONING DEPARTMENT
11000 FARM ROAD, SUITE 100
FAIRFAX, VIRGINIA 22030
PHONE: 703-246-1100
FAX: 703-246-1101
WWW.FAIRFAXVA.GOV



North County APR Review

Nominator: Lynne J. Strobel, agent for Federal Realty Investment Trust

Subject Property: 48-4 ((1)) 12F

Part 6: Justification

The nominated property is identified among the Fairfax County tax map records as 48-4 ((1)) 12F (the "Subject Property") and is located in Area II of the Fairfax County Comprehensive Plan (the "Plan"). More specifically, the Subject Property is part of the Vienna Planning District and the Lee Community Planning Sector (V1). The Subject Property is comprised of approximately 25.18 acres and is located in the southeast quadrant of the intersection of Lee Highway and Nutley Street. The Plan states that the Subject Property is planned for community retail uses up to .35 FAR and that any development should respect the adjacent cemetery (tax map 48-4 ((1)) 13A) as well as the floodplain. The Subject Property is currently developed with the Pan Am Shopping Center which includes approximately 230,000 gross square feet of improvements meaning the site is developed at a Floor Area Ratio ("FAR") of .02. Zoned to the C-6 District, the Subject Property may developed up to a .50 FAR under existing zoning regulations. The proposed Plan text would permit an option for a mixed-use development up to a .80 FAR.

The proposed Plan text would better achieve the Plan objectives than what is currently in the adopted Plan for several reasons. The proposed Plan change would allow greater flexibility in the mix of uses and allowable density of the existing Pan Am Shopping Center given its proximity to the Vienna Metro Station. The Nominator has long contemplated development options for this center to determine the most appropriate mix of uses. Allowing a Plan change would allow the Nominator to update the center in a way that is compatible with the approved Metro West development and the existing Hunters Branch mixed-use park. Additionally, allowing a future mixed-use redevelopment option would allow the Pan Am Center to complement the approved Merrifield Town Center development that will be constructed in proximity of the Subject Property.

In addition to complementing the Metro West, Hunters Branch and Merrifield Town Center developments, the Subject Property is located in proximity to the Vienna Metro Station. Specifically, the farthest point of the Subject Property is located approximately one (1) mile from the Metro station. Allowing both additional density and a mixture of uses on the Subject Property is in keeping with several Plan objectives. The Policy section of the Plan promotes and encourages the following:

- Mixed-use development;
- Growth and development in a location and in a manner which enhances community identity and is supported by the availability of transportation and public facilities;
- A land use pattern which increases transportation efficiency, encourages transit use and decreases automobile dependency; and

- The concentration of higher levels of development intensity in areas of “transportation advantage”.

The Nominator envisions a mixture of retail and residential uses served by structured and surface parking that will create a vibrant center. As part of the development, the Nominator will likely incorporate a strong transportation demand management (“TDM”) program which would further complement the Subject Property’s proximity to transit as well as its proximity to Metro West and Merrifield Town Center.

The Subject Property, located just south of Lee Highway, is adjacent to developed land primarily consisting of townhouses and garden style multi-family apartments. The addition of residential uses to this property instead of more commercial uses, as is afforded under the current Plan and zoning, will be more compatible with adjacent land use. Additionally, mixed-use development typically employs a higher level of urban design and tenant mix which would further enhance the center as a destination for the surrounding community.

In conclusion, the proposed Plan change will allow for future redevelopment of an existing strip commercial shopping center. The nominator does not envision an immediate redevelopment of the Subject Property but rather seeks a Plan change to accommodate a long-term vision for the Subject Property’s redevelopment. As the surrounding area changes, the proposed Plan change will allow for more appropriate and updated uses that will complement anticipated development. Allowing mixed-use and additional intensity in proximity to a transit node is in keeping with the Plan objectives and will allow for more efficient and convenient use of the existing transit network. In sum, the proposed nomination will better achieve Plan objectives than what is currently in the adopted Plan.

{A0145161.DOC / 1 APR Justification 000901 000024}