

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 DANING 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: <u>Postmark 6/24/08</u>
Date Accepted: <u>7-23-08 ZBR</u>
Planning District: <u>UPPER POT.</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.) _____

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

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition
Upper Potomac Planning District, Amended through 9-10-2007

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) 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

N.A.

Residential Unit Types <u>N.A.</u>			
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 8 1/2 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 REFLECTS 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

