



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: Martin D. Walsh, Attorney/Agent for Chantilly 50 28 Assoc. LP 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: mw Walsh@arl.thelandlawyers.com

THIS BOX FOR STAFF USE ONLY
Date Received: 6/27/08
Date Accepted: 7/15/08 ARH
Planning District:
Special Area:

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

Martin D. Walsh by em

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.)

Louis H. Gluckfeld

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

Louis H. Gluckfeld, General Partner

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: [ ] Dranesville [ ] Hunter Mill [ ] Providence [x] Sully

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 5.09 acres 221,869 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: Area III, Dulles Suburban Center, Land Unit I (see attached). Current text allows for restaurants, hotels, private recreation uses, and a furniture store.

b. CURRENT PLAN MAP DESIGNATION: ~~Mixed Use~~ Industrial

c. CURRENT ZONING DESIGNATION: C-8

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). No change to designation. Proposal is to amend plan text to allow for retail use north of the EQC. See statement of justification. And delete text that provides

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?) Commitment to active adult recreation. Retail or other planned uses that would complement tourist-oriented uses to the north of Chantilly Crossing Lane and existing retail to the west and to the south.

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 (no change)\* TOTAL Gross Square Feet: 67,500 (no change)\*

Categories	Percent of Total FAR	Square feet
Office		
Retail	100%	67,500
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
<b>TOTAL</b>	<b>100%</b>	<b>67,500</b>

\*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)			
<b>TOTAL:</b>			

\*The FAR and gross square feet as stated in the current Comprehensive Plan reflect the figures approved pursuant to PCA 95-Y-016-04/SEA 95-Y-024-03.

**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
34-3 ((13)) 3	N/A	Chantilly 50 28 Assoc. LP	725 Rockville Pike Rockville, MD 20852	5.09	<i>[Signature]</i> David L. Glubicki General Partner

APR Nomination for Chantilly Crossing Parcel A-3  
Tax Map 48-2 ((13)) 3 (the "Property")

Statement of Justification

This Nomination proposes to amend the current Comprehensive Plan land use recommendations for the Property, which is part of Land Unit I within the Dulles Suburban Center of Area III, to allow for retail uses in addition to restaurant, hotel, and private recreation uses. The Property consists of an undeveloped 5.09-acre triangular-shaped parcel bordered by Lee Road to the west, Chantilly Crossing Lane to the north, and the Environmental Quality Corridor ("EQC") to the south and east. Located at a prime gateway location at the intersection of Lee Road and Chantilly Crossing Lane near Route 50, the Property is the final developable piece of the successful Chantilly Crossing Shopping Center that features restaurants, major retail uses, and hotels.

Land Unit I is generally planned for light industrial and industrial/flex up to a maximum FAR of 0.35. For the portion of the land unit that is north of the EQC and is most visible from Route 50, the Comprehensive Plan recommends high quality hotels and/or a mixture of office and industrial/flex uses to "complement the National Air and Space Museum Annex through providing a balanced mixture of tourist and employment uses." High quality restaurants and private recreational uses are also permitted. All of these uses are subject to a maximum FAR of 0.25 and no more than four freestanding pad sites. Although retail use is recommended for the area south of the EQC, it is not currently planned for the Property. However, the Comprehensive Plan text states that a furniture store may be appropriate if certain specified conditions are met.

This Nomination seeks to amend the Comprehensive Plan recommendations to provide a broader array of use options for the Property to include retail not limited to a furniture store among the already planned uses of restaurant, hotel, and private recreation. Retail uses would be appropriate because they would complement the tourist-oriented restaurant and hotel uses to the north, as well as the large retail sales establishments to the south of the EQC and the community-serving retail west of Lee Road. Retail uses on the Property would also broaden the variety of shopping options within the Chantilly Crossing Shopping Center beyond the existing large retail sales establishments south of the EQC and community-serving retail west of Lee Road.

For the reasons stated above, amending the Comprehensive Plan recommendations, as set forth below, to allow retail uses on the Property will help to advance the number one land use objective for Dulles Suburban Center of promoting a high quality of life for area residents by increasing the variety of shopping options in the area. At the same time, it will provide greater flexibility for development of the Property that is crucial to meeting the ever-changing needs of the community and responding to the economic challenges facing this part of Fairfax County.

{A0145278.DOC / 1 Justification 000570 000007}

For purposes of this Nomination, the following amended language, in red-line format, is proposed for the last paragraph of Land Unit I land use recommendation #1:

Retail use is not planned north of the EQC; however, ~~retail uses~~ may be appropriate as an alternative to the hotel and private recreation uses that are planned and approved for the site between the EQC and Chantilly Crossing Lane. ~~Retail uses~~ may be considered if the following conditions are met:

- Limit development to a maximum of 67,500 square feet;
- Demonstrate that traffic generated by this use will be accommodated at nearby intersections;
- Provide high quality landscape and architectural design; and
- Provide signage that avoids the appearance of strip retail use.

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~~Deleted: because of its low trip generation rate, particularly at peak hours,~~

~~Deleted: not adversely impact~~

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~~Deleted: and ¶~~  
~~• Provide a commitment to active recreation (land or funding) to offset the loss of the planned private recreation use on this site.~~



## LAND UNIT I

### CHARACTER

Land Unit I consists of approximately 170 acres and is located in the southwest quadrant of the intersection of Route 28 and Route 50 (Figure 30). Lee Road forms the western boundary of Land Unit I. Almost all of the land in Land Unit I is vacant. Existing uses are limited to a petroleum products depot and a research and development type structure. There is no direct access from this land unit to Route 28. Access to Route 50 is via Lee Road.

### RECOMMENDATIONS

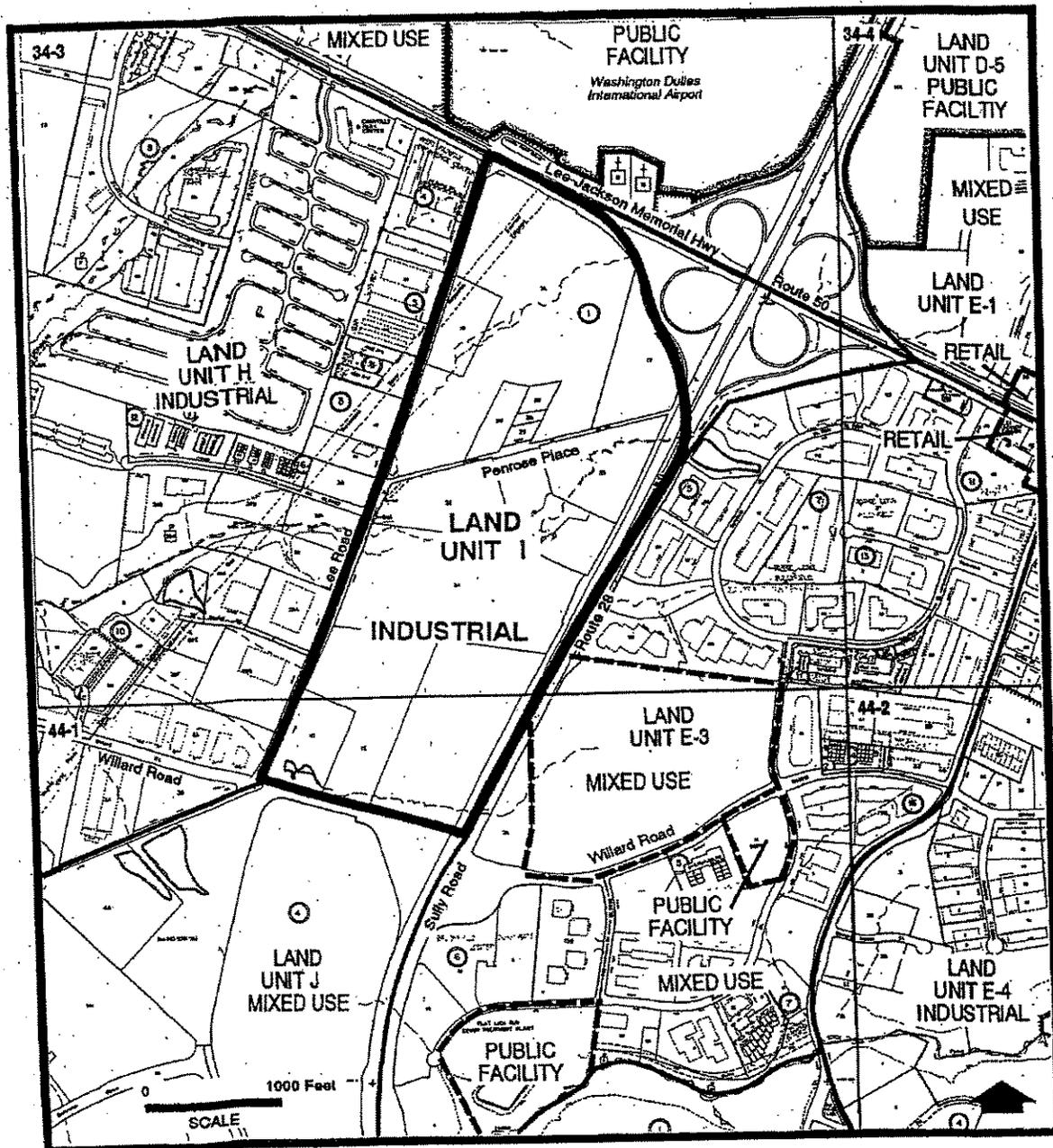
#### Land Use

1. This land unit is planned for light industrial and industrial/flex uses up to a maximum FAR of .35. Development should be of high quality and attractive, particularly along the frontage of Route 28. Light industrial use should be oriented to Lee Road to be compatible with existing development on the west side of Lee Road in Land Unit H and industrial/flex use should be oriented to Route 28 opposite similar use in Land Unit E-3. As an option, high quality hotel and/or a mixture of office and industrial/flex uses are also appropriate in this land unit because of its high visibility. These uses should complement the National Air and Space Museum Annex through providing a balanced mixture of tourist and employment uses. The area north of the Environmental Quality Corridor (EQC) is most visible to Route 50 and offers the greatest potential to provide high-quality tourist oriented uses to support the National Air and Space Museum Annex.

Subject to meeting the elements listed under "Performance Criteria for Optional Uses," the land area north of Penrose Place and south of the EQC, as well as Tax Map 34-3((1))33, may be appropriate for a mixture of uses including retail, restaurant and/or recreational facilities. Restaurant uses may be appropriate north of the EQC only if the use is limited to high-quality eating establishments that incorporate excellence in design, sitting, style and materials. Drive through and/or fast food restaurants are not appropriate. Private recreational uses may also be appropriate north of the EQC. For retail, restaurant and/or recreational uses, the following conditions should also be met:

- A maximum FAR of .25;
- Preservation of the environmental quality corridors which may be augmented by open space to preserve a minimum of 33% of the site;
- Access is limited to Lee Road and Penrose Place;
- Any development of the site must demonstrate to the satisfaction of the Fairfax County Office of Transportation that it does not impede traffic flow on Route 50 or the Route 50/Route 28 interchange; and
- No more than four freestanding pad sites on the site.

Retail use is not planned north of the EQC; however, a furniture store may be appropriate as an alternative to the hotel and private recreation uses that are planned and approved for the site



LAND UNIT I  
LOCATION AND COMPREHENSIVE PLAN MAP DESIGNATION

FIGURE 30

between the EQC and Chantilly Crossing Lane. A furniture store may be considered because of its low trip generation rate, particularly at peak hours, if the following conditions are met:

- Limit development to a maximum of 67,500 square feet;
  - Demonstrate that traffic generated by this use will not adversely impact nearby intersections;
  - Provide high quality landscape and architectural design;
  - Provide signage that avoids the appearance of strip retail use; and
  - Provide a commitment to active recreation (land or funding) to offset the loss of the planned private recreation use on this site.
2. The existing petroleum products depot, Parcel 34-3((1))30, should not be expanded.

#### Transportation

1. Access to this land unit should be via Lee Road. Entrances along Lee Road should be consolidated.
2. The intersection of Willard Road with Lee Road or Route 28 should be considered as a location for a future transit stop.
3. If future studies determine that right-of-way is needed in Land Unit I to facilitate development of an integrated transit system for the Dulles Suburban Center, the needed right-of-way should be provided through dedication, easements or other mechanisms, as appropriate. Land Unit I may be an appropriate location for maintenance facilities for an integrated transit system. Such facilities should be designed to be compatible with existing and planned land use in the vicinity, by using such techniques as buffering and screening.
4. There should be no access to Willard Road from this land unit.

#### Greenways/Trails

Trails planned for this land unit are delineated on Figure 10 and are an integral part of the overall County system. While some of the segments have already been constructed, the map portrays the ultimate system for the land unit. In addition, the map specifies either a pedestrian or bicycle classification for each segment which represents the desired ultimate function of that trail. For new trails, specific construction requirements are detailed in the Public Facilities Manual.

The Countywide Trail should be developed along the east side of Lee Road from Route 50 south to Willard Road and along the Route 50 frontage. Connections should be provided across Route 50 to enhance the continuity of non-vehicular circulation across Route 28 and along Route 50.