

**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: Francis A. McDermott 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):  
[Signature]

THIS BOX FOR STAFF USE ONLY	
Date Received:	<u>6/27/08</u>
Date Accepted:	<u>7/17/08 ARH</u>
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.) 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: 6

Total aggregate size of all nominated parcels (in acres and square feet): 9.567 acres 416,779 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/](http://www.fairfaxcounty.gov/dpz/)) for your citation. It is the most current version: Area I, Merrifield Suburban Center, Land Unit B-5  
Mixed use development up to a 1.05 FAR

b. CURRENT PLAN MAP DESIGNATION: Mixed Use

c. CURRENT ZONING DESIGNATION: C-8, I-5, R-3, HC

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 up to 1.5 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: 1.5 TOTAL Gross Square Feet: 625,168

Categories	Percent of Total FAR	Square feet
Office	40%	250,168
Retail	4%	25,000
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial Hotel	24%	150,000 (300 rooms)
Residential*	32%	200,000 (200 mfd)
<b>TOTAL</b>	<b>100%</b>	<b>625,168</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):

- |   |  |
|---|--|
| <input type="checkbox"/> .1 - .2 du/ac (5-10 acre lots) | <input type="checkbox"/> 5 - 8 du/ac                         |
| <input type="checkbox"/> .2 - .5 du/ac (2-5 acre lots)  | <input type="checkbox"/> 8 - 12 du/ac                        |
| <input type="checkbox"/> .5 - 1 du/ac (1 - 2 acre lots) | <input type="checkbox"/> 12 - 16 du/ac                       |
| <input type="checkbox"/> 1 - 2 du/ac                    | <input checked="" type="checkbox"/> 16 - 20 du/ac            |
| <input type="checkbox"/> 2 - 3 du/ac                    | <input type="checkbox"/> 20+ (specify 10 unit density range) |
| <input type="checkbox"/> 3 - 4 du/ac                    |  |
| <input type="checkbox"/> 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)	200	1,000	200,000
	200	1,000	200,000

**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

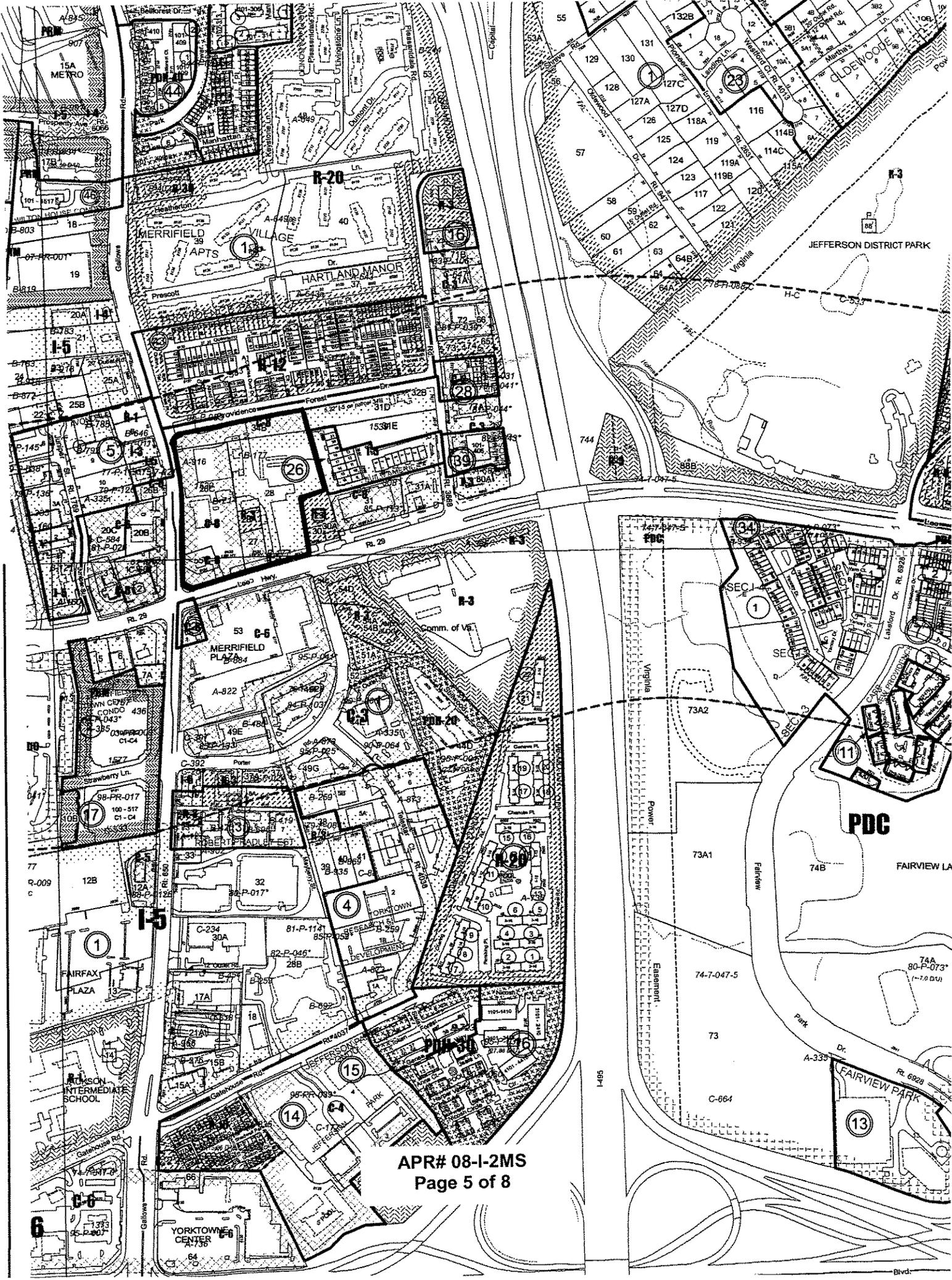
**PROPERTY INFORMATION TABLE**

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
49-2-((1))-26C	8132 Lee Highway	Merrifield Garden Center Corp.	8132 Lee Highway Falls Church, VA 22042	3.0182	7007 2560 0001 3054 7621
49-2-((1))-34B	No Street Address	Merrifield Garden Center Corp.	P. O. Box 848 Merrifield, VA 22116	1.2074	(Same as Above)
49-2-((1))-27	8120 Lee Highway	Merrifield Garden Center Corporation, Et Al.		0.4097	7007 2560 0001 3054 7638
49-2-((1))-28A	8112 Lee Highway	Merrifield Garden Center Corporation, Et Al.		0.2322	(Same as Above)
49-2-((1))-28	8112 Lee Highway	Warhurst and Williams LLC	c/o Merrifield Garden Ctr. 8132 Lee Highway Falls Church, VA 22042	4.1228	7007 2560 0001 3054 7645
49-4-((1))-55	8134 Lee Highway	Abraham J. Kang Young Kang	Vienna, VA 22182 Falls Church Va 22042	0.5776	7007 2560 0001 3054 7652
		Nominator Resubmitted to:		same	7007 2560 0001 3054 7690

AKH



APR# 08-I-2MS  
Page 5 of 8

## **PART 4. DESCRIPTION OF THE PROPOSED DEVELOPMENT**

The Merrifield Garden Center is a successful plant nursery with operations throughout the region. Its headquarters are located at its original facility in the northeast quadrant of the intersection of Lee Highway (Route 29) and Gallows Road (Route 650), which is the subject of this Area Plans Review ("APR") nomination. The Merrifield Garden Center (which has been in operation at this location since 1971) and a small gas station located at the intersection of Lee Highway and Gallows Road, comprise the entirety of Sub-Unit B5 of the Merrifield Suburban Center. The 9.56-acre area is composed of Tax Map parcels 49-2-((1))-26C, 49-2-((1))-27, 49-2-((1))-28, 49-2-((1))-28A, 49-2-((1))-34B and 49-4-((1))-55. With the exception of parcel 55, all are under single ownership and operated as the Merrifield Garden Center. Sub-Unit B5 is surrounded by industrial uses and a cemetery to the east, retail to the south, industrial and commercial to the west, and townhouses to the north. It has frontage on Lee Highway to the south, Gallows Road to the west and Providence Forest Drive to the north. Additionally, much of the Merrifield Garden Center portion of the Sub-Unit is located within one-half mile of the Dunn Loring-Merrifield Metro Station platform. The Merrifield area has been undergoing redevelopment of older industrial and commercial sites that have excellent access, visibility and/or proximity to the Dunn Loring-Merrifield Metro Station. Sub-Unit B5 exhibits all of these assets, which make it an excellent site for more enhanced redevelopment.

The Comprehensive Plan currently recommends that Sub-Unit B5 be redeveloped as mixed-use up to a floor area ratio ("FAR") of 1.05. This recommended density is not sufficiently intense considering the limited amount of developable land in proximity to the Dunn Loring-Merrifield Metro Station and the absence of this much acreage under single ownership. This APR nomination proposes to amend the Comprehensive Plan for Sub-Unit B-5 to permit a mixed-use development up to a 1.5 FAR. As proposed, an attractive and successful mixed-use redevelopment of Sub-Unit B5 could consist of approximately 250,168 square feet of office, 200,000 square feet of residential (200 multiple family dwelling units), 150,000 square feet of hotel (300 rooms) and 25,000 square feet of ground floor retail uses. These uses will be attractively designed in a cohesive, high-quality development.

The mix of uses and the timing of redevelopment will be dependent upon market conditions. The site would be redeveloped with streetscape improvements along Lee Highway and Gallows Road, with effective barriers along the eastern and northern boundaries to screen the development from adjacent industrial and single family attached residential uses. The proposed uses will be integrated through common parking structures, walkways and plaza areas. A plaza or other focal feature could be located at the intersection of Lee Highway and Gallows Road. Multiple family residential buildings will be oriented towards the northern portion of the site adjacent to the Providence Park residential community. Office buildings and/or a hotel will be located in the southern portion of the site. Multi-story buildings containing ground floor retail will be separated from Lee Highway and Gallows Road by attractive streetscape sections. Buildings will have a maximum height of 115 feet.

## PART 6. JUSTIFICATION

Land Unit B of the Merrifield Suburban Center is located north of Lee Highway (Rt. 29), south of Interstate 66 (I-66), east of Gallows Road (Rt. 650) and west of Interstate 495 (I-495). The Dunn Loring-Merrifield Metro Station is located immediately to the west of the northern portion of this land unit. The northern and central portions of Land Unit B are developed with office, multiple-family residential, and single family attached residential uses, while the southern and eastern portions contain industrial, retail and institutional uses. The confluence of Lee Highway and Gallows Road is a major traffic intersection that will imminently be undergoing reconstruction as a significantly enhanced at-grade intersection, including pedestrian and biking provisions. The Comprehensive Plan recommends that Land Unit B be redeveloped with high density residential uses in its northern portion adjacent to the Metro station and with similar industrial, retail and institutional uses as those existing in the southern portion with the exception of the Merrifield Garden Center property.

Situated in the northeast quadrant of the Lee Highway/Gallows Road intersection, the Merrifield Garden Center has operated as a plant nursery with accessory retail sales since 1971. The 9.567-acre Sub-Unit B5 is comprised of the Merrifield Garden Center properties and the 0.577 acre gas station that is located immediately at the intersection. The Virginia Department of Transportation ("VDOT") has recently acquired right-of-way deemed necessary for the construction of improvements to the Lee Highway/Gallows Road intersection, and it is our understanding a Certificate of Take has been filed on the entirety of the gas station parcel (Tax Map 49-4- ((1)) -55). Sub-Unit B5 is bordered by a single family attached development across Providence Forest Drive to the north, the Merrifield Plaza shopping center across Lee Highway to the south, industrial and institutional uses to the east, and industrial and retail uses across Gallows Road to the west. This sub-unit presents an exciting redevelopment opportunity based upon the amount of land under single ownership or control, and its excellent access and visibility, advantages not shared by other properties within Land Unit B.

The Comprehensive Plan provides two recommendations for redevelopment of Sub-Unit B5. Option 1 recommends that the entire sub-unit be redeveloped as a retail center or mixed-use development composed of office and retail uses up to a .65 FAR. As an alternative, Option 2 would permit a mixed-use development up to 1.05 FAR, which could include residential, institutional, hotel, retail and/or service uses. The maximum height recommended for the land unit is 95 feet, with up to 115 feet when structured parking is incorporated into building design.

This APR nomination proposes to increase the maximum permitted density for Option 2 of Sub-Unit B5 from a 1.05 FAR up to a 1.5 FAR without any requirement for compliance with the alternative use guidelines regarding density increases. The alternative uses density increase limitations above Option 1 result in unnecessary constraints on the unique opportunity presented by this sub-unit and its ability to meet more recently adopted Transit Oriented Development ("TOD") goals and criteria considering its location and amount of developable land in single ownership. Sub-Unit B5 is already consolidated, and is strategically located with direct access to major arterial roads and within comfortable walking distance to the Dunn Loring-Merrifield Metro station.

This APR nomination would permit the redevelopment of a mixed-use development up to a 1.5 FAR composed of approximately 250,000 square feet of office use, 200,000 square feet of residential use (200 multiple family dwelling units), 150,000 square feet of hotel use (300 rooms) and 25,000 square feet of ground floor retail space. Buildings on the site would be set back from Lee Highway and Gallows Road by attractive and functional streetscapes, while substantial buffers will be provided to the north and east to shield this redevelopment from adjacent single family attached residential uses to the north and industrial uses to the east. Structured parking will be incorporated into the design of the buildings, which will be a maximum height of 115 feet.

The current Comprehensive Plan does not fully recognize the significance of Sub-Unit B5's location or its unique ownership opportunity. Redevelopment sites of comparable size under single ownership within close proximity to existing Metro stations and arterial roadways are rare within Fairfax County, and non-existent in the Merrifield Revitalization Area. This APR nomination requests an amendment to the Comprehensive Plan to permit the redevelopment of an industrial site to a more appropriate, more attractive and successful mixed-use development. Recent amendments to the Comprehensive Plan regarding "green buildings" and Workforce Housing will be incorporated into the design of the site. Increased incentives to redevelop aging industrial sites within developing areas of Fairfax County near Metro stations are what the County should be encouraging. This APR nomination requests an amendment to provide such an incentive that would incentivize the appropriate redevelopment of Sub-Unit B5.

For these reasons, this APR nomination would provide Plan language that would better achieve Plan objectives not present when the current Plan language was adopted, and would better address evolving market and design issues.