APR
Area Plans Review

2009-2010 South County Area Plans Review Staff Reports

Mount Vernon Supervisor District

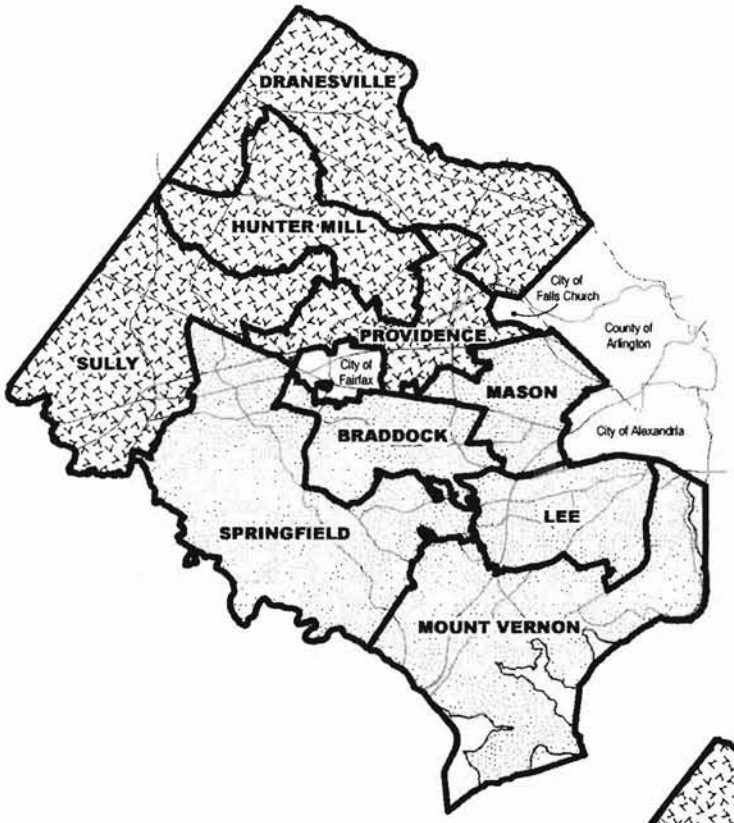
Planning Commission Public Hearing
For Non-VDOT 527 Review Items

July 14, 2010
7:30 PM

Board Auditorium
Fairfax County Government Center
12000 Government Center Parkway
Fairfax, Virginia 22035

This document contains Staff Reports for the 2009-2010 South County APR nominations not subject to Virginia Department of Transportation review of transportation impacts, which are scheduled for Planning Commission Public Hearing on July 14, 2010. Planning Commission Mark-up for these items is scheduled for July 28, 2010 at 8:15 p.m. Nominations which require VDOT Review of transportation impacts will be scheduled for public hearings at a later date.

FAIRFAX COUNTY, VIRGINIA



SUPERVISOR DISTRICTS INCLUDED IN THE 2009-2010 SOUTH COUNTY AREA PLANS REVIEW

KEY

Supervisor Districts

2008-2009 North County Area Plans Review

2009-2010 South County Area Plans Review

PLANNING DISTRICTS INCLUDED IN THE 2009-2010 SOUTH COUNTY AREA PLANS REVIEW

KEY

Planning Districts

Area I
- Annandale
- Baileys
- Jefferson
- Lincolnia

Area II
- Fairfax
- McLean
- Vienna

Area III
- Bull Run
- Pohick
- Upper Potomac

Area IV
- Lower Potomac
- Mount Vernon
- Rose Hill
- Springfield

2008-2009 North County Area Plans Review

2009-2010 South County Area Plans Review

SCHEDULE OF PUBLIC HEARINGS FOR THE 2009/2010 SOUTH COUNTY CYCLE AREA PLANS REVIEW

BOARD AUDITORIUM OF THE GOVERNMENT CENTER, 12000 GOVERNMENT CENTER PARKWAY FAIRFAX, VA 22035

Public Hearing Schedule for the Planning Commission:

Mason, Lee, Mount Vernon/Lee overlapping Supervisor Districts: Wednesday, June 16, 2010 at 7:30 p.m.

Mount Vernon Supervisor District: Wednesday, July 14, 2010 at 7:30 p.m.

Springfield Supervisor District: September 30, 2010

Planning Commission Mark-Up Schedule:

Mason, Lee, Mount Vernon/Lee overlapping Supervisor Districts: Wednesday, June 30, 2010 at 8:15 p.m.

Mount Vernon Supervisor District: Wednesday, July 28, 2010 at 8:15 p.m.

Springfield Supervisor District: September 30, 2010

Individuals wishing to speak before the Planning Commission should call (703) 324-2865 or log on to the Planning Commission Website at http://www.fairfaxcounty.gov/planning/ to be placed on the speakers' list. More detailed information will be available in the *Weekly Agenda* and in a newspaper of general circulation.

Public Hearing Schedule for the Board of Supervisors:

Mason, Lee, Mount Vernon/Lee overlapping Supervisor Districts: Tuesday, July 27, 2010 at 4:30 p.m.

Mount Vernon Supervisor District: Tuesday, September 28, 2010 at 4:30 p.m.

Springfield Supervisor District: To be determined

Individuals wishing to speak before the Board of Supervisors should call (703) 324-3151 to be placed on the speakers' list. Information is also available on the Internet at http://www.fairfaxcounty.gov/dpz.

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2009-2010 SOUTH COUNTY AREA PLANS REVIEW
NON-VDOT VDOT REVIEW ITEMS

Mount Vernon Supervisor District
Staff Reports

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Mount Vernon Supervisor District

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NOTE: Remaining 2009-2010 South County APR nominations will be scheduled for public hearing at a later date, pending Virginia Department of Transportation review of transportation impacts.

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INTRODUCTION

THE COMPREHENSIVE PLAN REVIEW PROCESS AND 2009-2010 SOUTH COUNTY AREA PLAN REVIEW

The Comprehensive Plan serves as the basic guide to the County's physical growth and development. It indicates policies for land use, transportation, public facilities and other matters that will shape the County in the future. These policies are reflected in the pattern, intensity and scale of development and conservation uses indicated. Since 1975, the Planning Commission and the Board of Supervisors have based hundreds of land use recommendations and decisions on the policies and objectives described in the Plan.

BACKGROUND

The Comprehensive Plan review process is designed to:

1. Ensure a process that is comprehensive in nature and meets the intent of the Virginia Code to plan for the future development of the community; and

2. Provide an opportunity for interested parties to recommend amendments to the adopted Plan.

3. The review process is intended to involve citizens and ensure the vitality of the County's comprehensive planning process.

2009-2010 SOUTH COUNTY AREA PLANS REVIEW

The years 2008-2010 were designated for the review of Area Plans. The Comprehensive Plan review schedule is as follows:

2008-2009 - Area Plans Review - North County
2009-2010 - Area Plans Review - South County (Currently Underway)

The purpose of the 2009-2010 South County Area Plans Review is to review and evaluate the Comprehensive Plan recommendations pertaining to the Braddock, Lee, Mason, Mount Vernon and Springfield Supervisor Districts.

PLAN NOMINATIONS REVIEW AND SELECTION

The 2009-2010 South County Area Plans Review (APR) process was initiated in August, 2009, when the public was invited to nominate Plan amendments for review. Of the 67 nominations filed and two Board of Supervisors authorized Plan amendments that were subsequently added, 16 APR items located in the Mason, Lee and Mount Vernon-Lee combined Districts, were heard by the Planning Commission on Wednesday, June 16, 2010. Planning Commission Mark-up will be held on Wednesday, June 30, 2010. Those nominations were addressed in a separate staff report book. Additionally, 27 APR items and two Board authorized Plan amendments located in the Mount Vernon District, are scheduled to be heard by the Planning Commission on Wednesday, July 14, 2010, and scheduled for Mark-up on July 28, 2010. The staff reports in this book address these items. Nomination 09-III-2FC in the Springfield District is scheduled to be heard by the Planning Commission on

Thursday, September 30, 2010. Only one nomination was received for the Braddock District, and it was rejected by the Planning Commission. All nominations are available for review at the Planning Division office at the Department of Planning and Zoning and at www.fairfaxcounty.gov/dpz/apr.

At any time during the review process, the Planning Commission may defer consideration of any nomination indefinitely or to a specified date. In addition, nominations can be withdrawn by the nominator provided that the withdrawal has been accepted by formal vote of the Planning Commission.

All nominations for Plan amendments have been reviewed and considered by staff in accordance with these policy guidelines:

1. *Substantial reasons for Plan modification must be present to support a Plan amendment. Such reasons must include at least one of the following:*

    a. *The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.*

    b. *Oversights or land use-related inequities are contained in the adopted Plan as they affect the area of concern.*

2. *The Plan amendment nomination must be reasonable and consistent with the overall framework and intent of the Comprehensive Plan.*

Decisions on nominations are made by the Planning Commission and the Board of Supervisors.

Of the other nominations and Plan Amendments originally submitted, three were not accepted into the APR process, one was deferred indefinitely at Planning Commission Screening, nine APR nominations were withdrawn by the nominators, and two nominations were deferred to be considered with a special study.

There are seven active APR nominations that triggered the need for additional review by the Virginia Department of Transportation (VDOT). These items will be scheduled for later public hearing dates after the VDOT has concluded their review.

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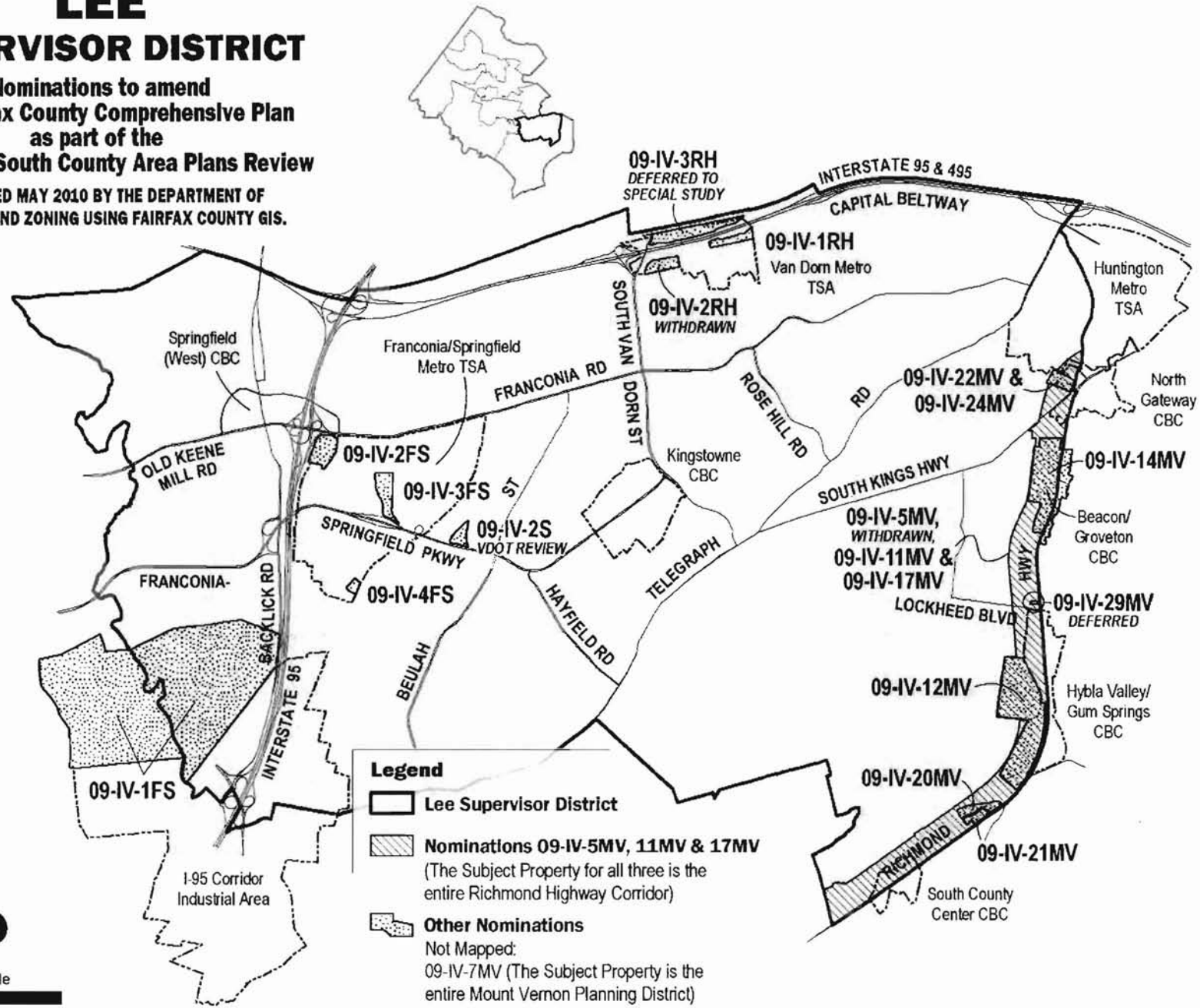
LEE
SUPERVISOR DISTRICT

Nominations to amend
The Fairfax County Comprehensive Plan
as part of the
2009-2010 South County Area Plans Review

PREPARED MAY 2010 BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS.



2009-2010 South County Area Plans Review

Lee
Supervisor District

APR#	PLANNING DISTRICT/ SPECIAL AREA	NOMINATOR NAME	GENERAL LOCATION	TAX MAP #	ACRES	CURRENT PLAN	NOMINATED CHANGE	PC ACTION DATE	PC ACTION	BOS ACTION DATE	BOS ACTION
09-IV-1FS (Active)	Springfield, Engineer Proving Ground (Land Units A, B, C, D)	Kimberly Rybold (Fairfax County Department of Planning and Zoning)	W of Backlick Rd, E of Rolling Rd, N of Fairfax County Pkwy.	90-3((1))32	803.00	Public facilities, government and institutional, and public parks. Option: mixed-use at overall intensity of .17 FAR.	Public facilities, government and institutional, and public parks; remove mixed-use option.	Scheduled for PC public hearing on 6/16/10 and PC Mark-up on 6/30/10	NA	NA	NA
09-IV-2FS (Active)	Springfield, Franconia/ Springfield Metro Station TSA (Land Unit H)	Molly Novotny (Cooley Godward Kronish LLP) and expanded by Fairfax County Board of Supervisors 10/2009	W of Loisdale Rd and N of Loisdale Ct.	Original TM#: 90-2((11))1, 3A; Expanded TM#: 90-2((1))40D, 40F,40G;90-2 ((11))All;	Original area: 3.0 Expanded area: 19.40	Office and hotel up to 0.50 FAR.	Office, residential, hotel, and retail up to 2.0 FAR.	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA
09-IV-3FS (Active)	Springfield, Franconia/ Springfield Metro Station TSA (Land Unit M)	Mark Viani, Esquire (McGuireWoods LLP)	N of Franconia-Springfield Parkway and E of Frontier Dr.	90-2((1))101A1, 101A2,101B	20.06	Office and retail up to 0.30 FAR with option for residential at up to 20 du/ac.	Residential, office, and retail up to 1.8 FAR.	Scheduled for PC public hearing on 6/16/10 and PC Mark-up on 6/30/10	NA	NA	NA
09-IV-4FS (Active)	Springfield, Franconia/ Springfield Metro Station TSA (Land Unit P)	Rajai Zumot, agent for Springfield Industrial Park Partnership (Zumot Real Estate Management, Inc.)	SE of Springfield Center Dr and NW of CSX railroad tracks.	90-4((1))11A	4.14	Industrial use up to 0.35 FAR option for biotech/ research and development up to 0.50 FAR.	Office and retail up to 1.0 FAR.	Scheduled for PC public hearing on 6/16/10 and PC Mark-up on 6/30/10	NA	NA	NA

2009-2010 South County Area Plans Review

Lee
Supervisor District
(continued)

APR#	PLANNING DISTRICT/ SPECIAL AREA	NOMINATOR NAME	GENERAL LOCATION	TAX MAP #	ACRES	CURRENT PLAN	NOMINATED CHANGE	PC ACTION DATE	PC ACTION	BOS ACTION DATE	BOS ACTION
09-IV-5MV (Withdrawn)	Mt. Vernon	Aaron Klibaner (Fairfax County Government, DPZ)	The length of Richmond Hwy from the Fairfax County/Alexandria City line, to Fort Belvoir.	NA	NA	Richmond Highway Corridor Area Urban Design Standards Cross Section/Streetscape Design including width of right-of-way and streetscape.	Amend Richmond Highway Corridor Area Urban Design Standards to reflect current Policy Plan guidance. Insert a new Figure 18 Cross Section diagram that reflects new Policy Plan guidance for right-of-way and streetscape widths.	NA	NA	NA	NA
09-IV-7MV (Active)	Mt. Vernon	Patrick Rea (c/o MVCCA)	Generally located S of Fairfax County - Alexandria City line, W of Potomac River and NE of Fort Belvoir.	NA	NA	Mount Vernon Planning District, Richmond Highway Corridor Area, Overview, Planning Objectives section guidance related to land use and environmental resources.	Add text to encourage pedestrian and bicycle safety, resource protection, stormwater management and LID practices consistent with Watershed Management Plan.	Scheduled for PC public hearing on 6/16/10 and PC Mark-up on 6/30/10			
09-IV-11MV (Active)	Mt. Vernon	Patrick Rea	Area generally surrounding Richmond Hwy from the City of Alexandria boundary to Woodlawn Plantation.	NA	NA	Richmond Highway Corridor Area plan seeks to promote revitalization and redevelopment while maintaining an acceptable land use and transportation balance.	Strengthen recommendations to reduce stormwater runoff and be consistent with county watershed plans.	Scheduled for PC public hearing on 6/16/10 and PC Mark-up on 6/30/10	NA	NA	NA

2009-2010 South County Area Plans Review

Lee
Supervisor District
(continued)

APR#	PLANNING DISTRICT/ SPECIAL AREA	NOMINATOR NAME	GENERAL LOCATION	TAX MAP #	ACRES	CURRENT PLAN	NOMINATED CHANGE	PC ACTION DATE	PC ACTION	BOS ACTION DATE	BOS ACTION
09-IV-12MV (Active)	Mt. Vernon, Hybla Valley/ Gum Springs CBC (Land Unit C, Sub-units D-1, D-2, D-3, D-4)	Patrick Rea (c/o MVCCA)	W side of Richmond Hwy, generally near Fordson Rd intersection.	92-4((9))All; 101-2((1))12A,12A1, 12C,12D,12E,12F; 101-((6))504A,504B, 505,506,507A,507B, 513,514A,A	121.72	Land Unit recommendations for Hybla Valley/ Gum Springs CBC address conditions for redevelopment.	Add text to control stormwater runoff and employ LID practices consistent with watershed plan recommendations.	Scheduled for PC public hearing on 6/16/10 and PC Mark-up on 6/30/10	NA	NA	NA
09-IV-14MV (Active)	Mt. Vernon, Beacon/ Groveton CBC (Sub-units A-1, A-2, and Land Units B, C, D, E)	Patrick Rea (c/o MVCCA)	W & E side of Richmond Hwy, generally near Beacon Hill Rd intersection.	92-2((1))13A,16I; 92-2((18))(6)1A; 92-2((18))(7)8A,9; 93-1((1))1,1A,2,5,19, 21,22,24-26,74B, 75A,76A,77A,78,97, 98; 93-1((16))13,14; 93-1((17))1,1A,2,5, 602A,A,B; 93-1((18))(A)1,5; 93-1((18))(B)49,52, 55; 93-1((18))(C)83; 93-1((18))(D) 117,126,130,138; 93-1((18))(E)150, 153, 156; 93-1((27))All; 93-1((38))(1)All	75.97	Land Unit recommendations for Beacon/ Groveton CBC address conditions for redevelopment.	Add text to control stormwater runoff and employ LID practices consistent with watershed plan recommendations.	Scheduled for PC public hearing on 6/16/10 and PC Mark-up on 6/30/10	NA	NA	NA
09-IV-17MV (Active)	Mt. Vernon, Richmond Highway Corridor	Patrick Rea (c/o MVCCA)	Richmond Highway Corridor.	NA	NA	General policy text in Richmond Hwy Corridor to orient/ align commercial buildings toward road, where feasible.	General policy text in Richmond Hwy Corridor to orient/ align commercial buildings toward road, where feasible, unless setback required for green building certification.	Scheduled for PC public hearing on 6/16/10 and PC Mark-up on 6/30/10	NA	NA	NA

2009-2010 South County Area Plans Review

Lee
Supervisor District
(continued)

APR#	PLANNING DISTRICT/ SPECIAL AREA	NOMINATOR NAME	GENERAL LOCATION	TAX MAP #	ACRES	CURRENT PLAN	NOMINATED CHANGE	PC ACTION DATE	PC ACTION	BOS ACTION DATE	BOS ACTION
09-IV-20MV (Active)	Mt. Vernon	John H. Thillmann (Landmark Atlantic)	S of Buckman Rd, N of Rolling Hills Rd, NW of Richmond Hwy.	101-2((1))22,23; 101-2((5))(2)13-15; 101-2((5))(3)All	10.09	Residential 2-3 du/ac; office/retail up to .25 FAR. Option: Residential 25 du/ac with 50,000-80,000 square feet office/ retail.	Option for residential 12-16 du/ac.	Scheduled for PC public hearing on 6/16/10 and PC Mark-up on 6/30/10	NA	NA	NA
09-IV-21MV (Active)	Mt. Vernon	Richard L. Labbe (Eastwood Properties)	S of Rolling Hills Ave, E of Janna Lee Ave, NW of Richmond Hwy.	101-2((1))24; 101-2((5))(2)1,2,5-7, 8A,8B,9-12,16	6.08	Residential 2-3 du/ac; office/retail up to .25 FAR. Option: Residential 25 du/ac with 50,000-80,000 square feet office/ retail.	Option for residential 20-30 du/ac, office and retail up to 80,000 square feet with minimum of 10,000 square feet retail.	Scheduled for PC public hearing on 6/16/10 and PC Mark-up on 6/30/10	NA	NA	NA
09-IV-22MV (Def. to Penn Daw Plaza Special Study)	Mount Vernon, Penn Daw CBC (Land Unit H)	Marianne Lowenthal (Combined Properties Incorporated)	W of North Kings Highway and S of Poag St.	83-3((1))6,7	10.77	Retail use up to 0.35 FAR.	Residential, office, retail uses up to 1.55 FAR.	NA	NA	NA	NA
09-IV-24MV (withdrawn)	Mt. Vernon, Penn Daw CBC (Land Unit H)	Patrick Rea (c/o MVCCA)	W of North Kings Highway and S of Poag St.	83-3((1))6,7	10.77	Retail use up to 0.35 FAR.	Retail, residential, office, and restaurant use up to 1.5 FAR with consolidation and other conditions.	NA	NA	NA	NA
09-IV-29MV (Deferred indefinitely at PC screening)	Mt. Vernon, Beacon/Groveton & Hybla Valley (Recommendation #2)	Brian Winterhalter (Cooley Godward Kronish, LLP)	W of Richmond Hwy, E of Fordson Rd, and N of Lockheed Blvd.	92-4((1))79A	0.720	Residential use at a density of 8-12 du-ac and townhouse retail and/or office up to an intensity of 0.35 FAR with substantial consolidation.	Free-standing, fast-food restaurant with drive-through.	NA	NA	NA	NA

2009-2010 South County Area Plans Review

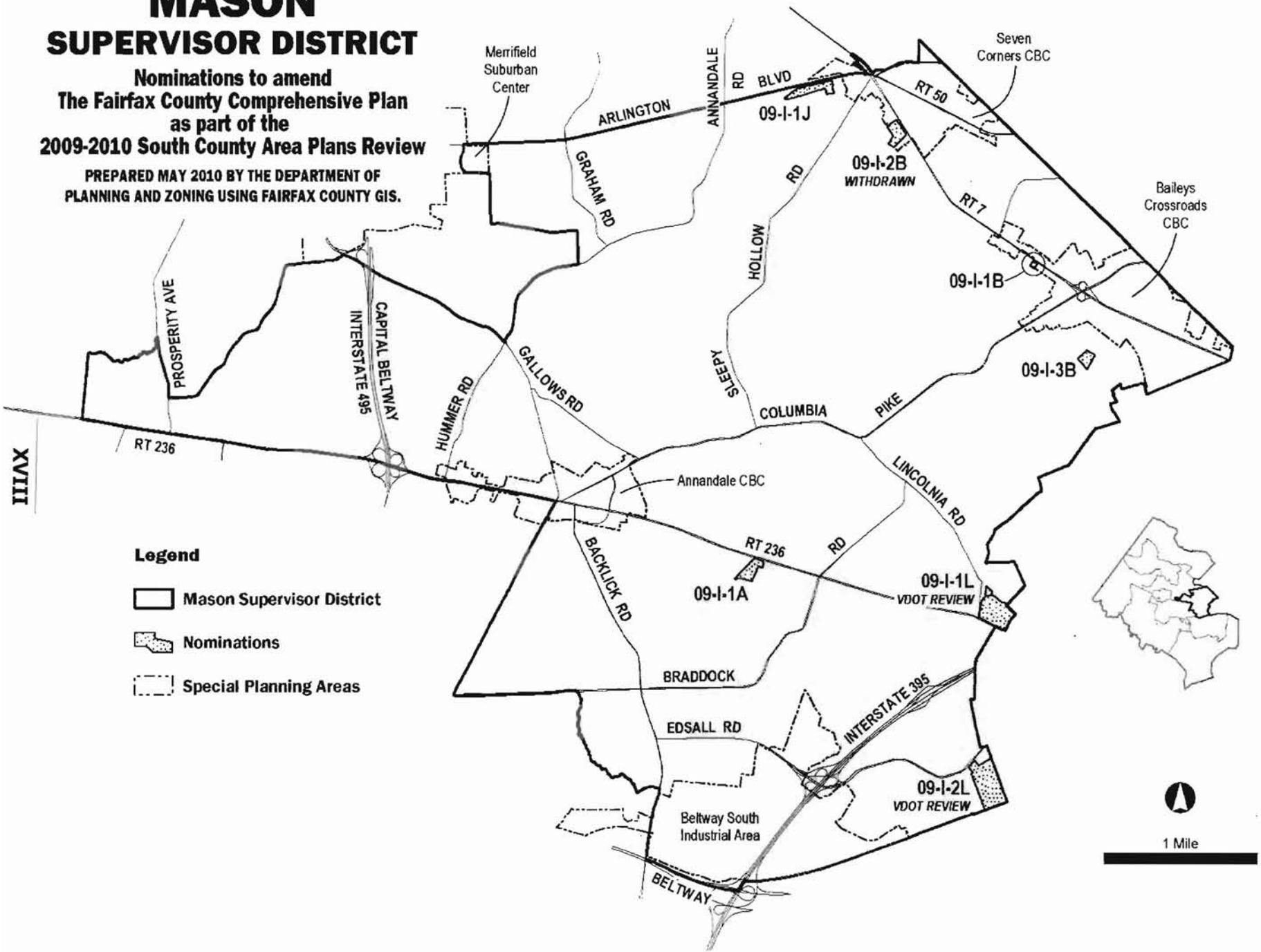
Lee
Supervisor District
(continued)

APR#	PLANNING DISTRICT/ SPECIAL AREA	NOMINATOR NAME	GENERAL LOCATION	TAX MAP #	ACRES	CURRENT PLAN	NOMINATED CHANGE	PC ACTION DATE	PC ACTION	BOS ACTION DATE	BOS ACTION
09-IV-1RH (Withdrawn)	Rose Hill, Van Dorn Metro Station TSA (Land Unit E)	David R. Gill (McGuireWoods, LLC)	Generally located at E end of Oakwood Rd, S of I-95/495.	82-1((1))2A	10.58	Office up to .30 FAR with option up to .50 FAR with consolidation.	Office up to .30 FAR with option up to .50 FAR with consolidation. Add option for mini-warehouse up to .25 FAR.	6/16/10	Accepted withdrawal	NA	NA
09-IV-2RH (Withdrawn)	Rose Hill, Van Dorn Metro Station TSA (Land Unit D)	Martin D. Walsh for OVD Associates LLC (Walsh, Colucci, Lubeley, Emrich & Walsh PC)	S side of Oakwood Rd, E of S Van Dorn St.	81-2((3))12A	12.05	Office up to .50 FAR. Option: office/hotel/retail mixed-use up to 1.0 FAR.	Office up to .50 FAR. Option: office/hotel/retail mixed-use up to 1.0 FAR. Add option for office/residential mixed-use up to 1.62 FAR, remove phasing conditions.	NA	NA	NA	NA
09-IV-3RH (Deferred to special study)	Rose Hill, Van Dorn Metro Station TSA (Land Unit B)	Mark C. Looney (Cooley Godward Kronish LLP)	N & S side of Vine St, E of S Van Dorn St.	81-2((1))22,25A; 81-2((3))9A; 81-2((4))All	27.71	Industrial up to .50 FAR. Option: office or mixed-use up to 1.0 FAR or greater with conditions.	Industrial up to .50 FAR. Replace current option with residential, retail, office, and hotel mixed-use up to 4.0 FAR.	NA	NA	NA	NA
09-IV-2S (Active – VDOT Review)	Springfield	Sarah E. Hall for Inova Health Care Services (Blankenship & Keith, PC)	N of Franconia-Springfield Pkwy and E of Walker Ln.	91-1((1))11A	8.160	Residential use at a density of 3-4 du/ac or office use up to 0.25 FAR; Option for office and support retail use up to 0.55 FAR and up to 110,000 SF office with option for child care center, conditions such as 15 acre consolidation and others.	Residential use at a density of 3-4 du/ac; Option for office and support retail use up to 0.55 FAR and up to 110,000 SF office with option for child care center with 15 acre consolidation and other conditions; Option for Tax Map parcel 91-1((1))11A for medical office up to 296,000 S.F.	NA	NA	NA	NA

MASON
SUPERVISOR DISTRICT

Nominations to amend
The Fairfax County Comprehensive Plan
as part of the
2009-2010 South County Area Plans Review

PREPARED MAY 2010 BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS.



2009-2010 South County Area Plans Review

Mason
Supervisor District

APR#	PLANNING DISTRICT/ SPECIAL AREA	NOMINATOR NAME	GENERAL LOCATION	TAX MAP #	ACRES	CURRENT PLAN	NOMINATED CHANGE	PC ACTION DATE	PC ACTION	BOS ACTION DATE	BOS ACTION
09-I-1A (Active)	Annandale	Greg Budnik, Agent for 6651 LLC (Campbell and Ferrara Nurseries)	SE corner of Little River Tpk and Willow Run Dr.	71-2((1))36; 71-2((10))17A; 71-2((13))1	8.794	Residential 1-2 du/ac.	Mixed use residential 3-4 du/ac, office, retail up to .31 FAR.	Scheduled for PC public hearing on 6/16/10 and PC Mark-up on 6/30/10	NA	NA	NA
09-I-1B (Active)	Baileys, Baileys Crossroads CBC (Sub-unit A-2)	William B. Lawson, Jr., Esquire	Generally S of Leesburg Pk and Glen Forest Dr intersection.	61-2((18))1-4	0.98	Office up to .35 FAR with conditions.	Neighborhood serving retail up to .35 FAR. Option for office up to .50 FAR.	Scheduled for PC public hearing on 6/16/10 and PC Mark-up on 6/30/10	NA	NA	NA
09-I-2B (Withdrawn)	Baileys, Seven Corners CBC (Sub-unit C-2)	Elizabeth Baker for Juniper Lane Associates, LLC (Walsh Colucci Lubeley Emrich & Walsh PC)	SW corner of Leesburg Pk and Juniper Ln.	51-3((11))190A; 51-3((23))A	8.18	Retail up to .70 FAR.	Option for mixed use office, retail, and residential (50-60 du/ac) up to 1.5 FAR.	NA	NA	NA	NA
09-I-3B (Active)	Baileys	Lisa Chiblow (McGuireWoods, LLP)	Generally at the eastern terminus of Arnet St and W of Danny's Ln.	61-4((1))118	5.00	Residential 1-2 du/ac.	Option for mixed use institutional up to .21 FAR and residential up to 5-8 du/ac.	Scheduled for PC public hearing on 6/16/10 and PC Mark-up on 6/30/10	NA	NA	NA
09-I-1J (Active)	Jefferson	Albert Riveros	Generally E of Cedarwood Ln, S of Arlington Blvd, and parcels front E and W of Aspen Ln.	51-3((5))7A,7B,8-14,14A,15,16,30; 51-3((6))13A,13B	10.06	Residential 2-3 du/ac.	Residential 8-12 du/ac.	Scheduled for PC public hearing on 6/16/10 and PC Mark-up on 6/30/10	NA	NA	NA
09-I-1L (Active – VDOT Review)	Lincolnia	William B. Lawson, Jr.	N of Little River Tp, E and S of Beauregard St.	72-4((1))3,5,5A	23.66	Commercial development. Provide pedestrian access to land from residential neighborhoods.	Mixed use office, retail and residential (30-40 du/ac) up to 1.78 FAR.	NA	NA	NA	NA

2009-2010 South County Area Plans Review

Mason
Supervisor District

APR#	PLANNING DISTRICT/ SPECIAL AREA	NOMINATOR NAME	GENERAL LOCATION	TAX MAP #	ACRES	CURRENT PLAN	NOMINATED CHANGE	PC ACTION DATE	PC ACTION	BOS ACTION DATE	BOS ACTION
09-I-2L (Active – VDOT Review)	Lincolnia	Martin D. Walsh for Plaza 500 LLC (Walsh, Colucci, Lubeley, Emrich & Walsh, PC)	SE corner of Edsall Rd and Winter View Dr.	81-2((1))7	34.16	Light industrial and warehousing up to .50 FAR.	Option for mixed use office, retail, hotel and 1,520 residential units, up to 1.85 FAR.	NA	NA	NA	NA

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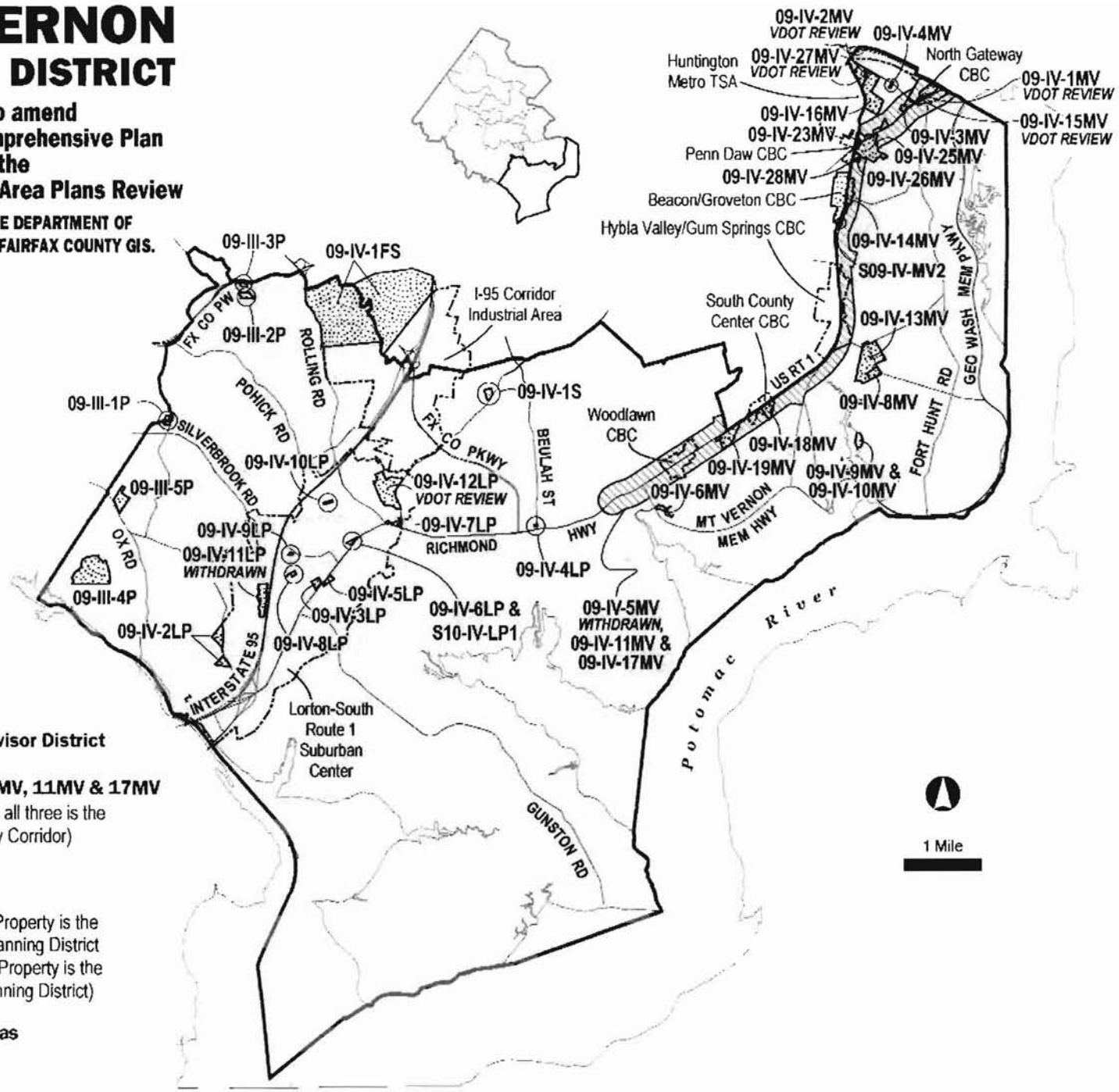
MOUNT VERNON
SUPERVISOR DISTRICT

Nominations to amend
The Fairfax County Comprehensive Plan
as part of the
2009-2010 South County Area Plans Review

PREPARED MAY 2010 BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS.



Legend

- **Mount Vernon Supervisor District**
- **Nominations 09-IV-5MV, 11MV & 17MV** (The Subject Property for all three is the entire Richmond Highway Corridor)
- **Other Nominations**
  Not Mapped:
  09-IV-1LP (The Subject Property is the entire Lower Potomac Planning District
  09-IV-7MV (The Subject Property is the entire Mount Vernon Planning District)
- **Special Planning Areas**

2009-2010 South County Area Plans Review

Mt. Vernon
Supervisor District

APR#	PLANNING DISTRICT/ SPECIAL AREA	NOMINATOR NAME	GENERAL LOCATION	TAX MAP #	ACRES	CURRENT PLAN	NOMINATED CHANGE	PC ACTION DATE	PC ACTION	BOS ACTION DATE	BOS ACTION
09-III-1P (Active)	Pohick	Carl Sell	Located on Hooes Rd, N of Silverbrook Rd.	97-4((2))14,14A, 15-18	5.50	Residential 1-2 du/ac.	Residential at a density of 3-4 du/ac.	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA
09-III-2P (Withdrawn)	Pohick	Brian Winterhalter (Cooley Godward Kronish LLP)	S of Hooes Rd and the Fairfax County Parkway and E of Gambrill Rd.	89-3((1))39,42	7.19	Residential 2-3 du/ac.	Single-family attached residential use at 12-16 du/ac with consolidation access and buffering	NA	NA	NA	NA
09-III-3P (Withdrawn)	Pohick	Brian Winterhalter (Cooley Godward Kronish LLP)	On Hooes Rd, E of Gambrill Rd.	89-3((1))37,38; 89-3((2))2	2.65	Residential 2-3 du/ac and neighborhood-serving retail uses.	Neighborhood-serving retail uses up to .35 FAR. Drive-thru uses may be appropriate, with conditions.	NA	NA	NA	NA
09-III-4P (Active)	Pohick	Michael Grogan (South County Federation)	S of Peniwill Drive, W of Route 123, N of Occoquan River.	106-3((1))4B,9; 106-4((1))1B,19, 20B, 23-25,56; 112-2((1))8,9, 11-14	75.32	Parcel 106-3((1)) 4B residential at .1-.2 du/ac. Option for Parcels 106-3((1)) 4B, 106-4((1)) 1B and 20B pt. (area south of Peniwill Drive) may be appropriate for expansion of existing quarry with adequate buffering from neighboring residential areas, adequate road access and mitigation of environmental impacts.	Area immediately north of existing quarry operation planned for residential use at .1-.2 du/ac with no industrial. Quarry operation should be discontinued. Buffering neighborhood residential areas, provide adequate road access, and mitigate environmental impacts.	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA

2009-2010 South County Area Plans Review

Mt. Vernon
Supervisor District
(continued)

APR#	PLANNING DISTRICT/ SPECIAL AREA	NOMINATOR NAME	GENERAL LOCATION	TAX MAP #	ACRES	CURRENT PLAN	NOMINATED CHANGE	PC ACTION DATE	PC ACTION	BOS ACTION DATE	BOS ACTION
09-III-5P (Active)	Pohick	Steven F. Teets	NE of Ox Road, N of Crosspointe subdivision (Weatherly Way).	106-2((1))9A,9B; 106-2((7))1,4,5	21.97	Residential 0.5-1.0 du/ac with option for neighborhood shopping center up to 125,000 S.F. with conditions. No freestanding retail.	Residential 0.5-1.0 du/ac with option for neighborhood shopping center up to 125,000 S.F. to include free-standing retail and other conditions.	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA
09-IV-1FS (Active)	Springfield, Engineer Proving Ground (Land Units A, B, C, D)	Kimberly Rybold (Fairfax County Department of Planning and Zoning)	W of Backlick Rd, E of Rolling Rd, N of Fairfax County Pkwy.	90-3((1))32	803.00	Public facilities, government and institutional, and public parks. Option: mixed-use at overall intensity of .17 FAR.	Public facilities, government and institutional, and public parks; remove mixed-use option.	Scheduled for PC public hearing on 6/16/10 and PC Mark-up on 6/30/10	NA	NA	NA
09-IV-1LP (Active)	Lower Potomac	Linwood Gorham (South County Federation)	Generally located E of Hooes Rd, S of Fairfax County Pkwy, W of the eastern boundary of Fort Belvoir, and N of the Potomac River.	NA	NA	Lower Potomac Planning District, Objectives establish focal points for development, preserve stable residential areas, provide pedestrian links, adequate buffering, parks and open spaces and protect sensitive environmental and historic resources.	Lower Potomac Planning District, Objectives establish focal points for development, preserve stable residential areas, provide pedestrian links, adequate buffering, parks and open spaces and protect sensitive environmental and historic resources. Add "Keep the skyline as natural and green as possible. Promote building height that is consistent or lower than the tree canopy."	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA

2009-2010 South County Area Plans Review

Mt. Vernon
Supervisor District
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APR#	PLANNING DISTRICT/ SPECIAL AREA	NOMINATOR NAME	GENERAL LOCATION	TAX MAP #	ACRES	CURRENT PLAN	NOMINATED CHANGE	PC ACTION DATE	PC ACTION	BOS ACTION DATE	BOS ACTION
09-IV-2LP (Active)	Lower Potomac, Lorton-South Route 1 Suburban Center (Sub-unit B-3)	Michael Grogan (South County Federation)	Generally located N of I-95, W of Furnace Rd.	113-1((1))5,11-13	27.47	Industrial use for a recycling center and/ or recycling related industries, option for public open space when adjacent landfills are covered.	Light industrial use, option for public open space when the adjacent landfills are covered.	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA
09-IV-3LP (Active)	Lower Potomac, Lorton-South Route 1 Suburban Center (Sub-unit E-9)	Linwood Gorham (South County Federation)	On Richmond Hwy, SW of Greencastle Ln.	107-4((1))34	6.15	Public facilities, governmental and institutional uses.	Public facilities, governmental and institutional uses, option for a police station adjacent to existing Lorton Library, Lorton Community Action Center and community park.	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA
09-IV-4LP (Active)	Lower Potomac, Fort Belvoir (Accotink Village)	Anh Minh Tran	Accotink Village - W of Backlick Rd, N or Richmond Hwy, E of Anderson Ln.	109-1((1))13	0.78	Residential 2-3 du/ac.	Retail with 50 parking spaces.	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA
09-IV-5LP (Active)	Lower Potomac, Lorton-South Route 1 Suburban Center (Sub-unit G5)	Linwood Gorham (South County Federation)	S of Richmond Hwy, W of Noman Cole, Jr. Pollution Control Plant.	107-4((1))30,32	5.31	Residential facility for persons requiring special needs housing. Option for 5-8 du/ac. Consider County acquisition for buffering to Noman Cole Pollution Control Plant.	Reflect Sub-unit acquired by Fairfax County and used as a buffer to the plant. Option for recreation fields.	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA

2009-2010 South County Area Plans Review

Mt. Vernon
Supervisor District
(continued)

APR#	PLANNING DISTRICT/ SPECIAL AREA	NOMINATOR NAME	GENERAL LOCATION	TAX MAP #	ACRES	CURRENT PLAN	NOMINATED CHANGE	PC ACTION DATE	PC ACTION	BOS ACTION DATE	BOS ACTION
09-IV-6LP (Active) (Concurrent with Plan Amendment S10-IV-LP1)	Lower Potomac, Lorton-South Route 1 Suburban Center (Sub-unit E4)	Linwood Gorham (South County Federation)	Intersection of Lorton Rd and Richmond Hwy.	108-3((1))2,3; 108-3((2))2,5,6	3.18	Retail up to .25 FAR, up to .15 FAR without full consolidation. Option for drive-in bank and drive-through pharmacy up to .15 FAR with conditions.	Remove option for drive-through uses.	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA
09-IV-7LP (Active)	Lower Potomac, Lorton-South Route 1 Suburban Center (Sub-unit E3)	Linwood Gorham (South County Federation)	N of Richmond Hwy, W of Telegraph Rd, S of Old Pohick Way.	108-1((1))20,22A, 24-26,28	5.14	Residential 5-8 du/ac with conditions. Option for 8-12 du/ac with conditions.	Residential 3-4 du/ac for parcels 108-1((01))20, 22A, 24-26, and 28. Option for parcels to serve as open space buffer.	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA
09-IV-8LP (Active)	Lower Potomac, Lorton-South Route 1 Suburban Center (Sub-unit E8)	Linwood Gorham (South County Federation)	E of Groom Cottage Dr, S of Lorton Station Shopping Center, N of Thomas Baxter Pl.	107-4((1))44	2.16	Mixed use up to .25 FAR with conditions.	Maintain parcels as open space. If parcels are developed, should not negatively impact the community.	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA
09-IV-9LP (Active)	Lower Potomac, Lorton-South Route 1 Suburban Center (Sub-unit E8)	Linwood Gorham (South County Federation)	S of Lorton Rd, E of CSX tracks, N and W of Lorton Market St.	107-4((23))B	1.47	Mixed use up to .25 FAR with conditions.	Discourage auto-oriented uses on parcel 107-4((23))B.	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA
09-IV-10LP (Active)	Lower Potomac, Lorton-South Route 1 Suburban Center (Sub-unit E7)	Linwood Gorham (South County Federation)	Generally S of Lorton Station Blvd, N of Bakers Dr.	107-2((1))13	2.21	Mixed non-residential up to .30 FAR on 22 acres and residential up to 5 du/ac on 202 acre with conditions.	Parcel 107-2((1))13 should be compatible with adjacent residential neighborhood.	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA

2009-2010 South County Area Plans Review

Mt. Vernon
Supervisor District
(continued)

APR#	PLANNING DISTRICT/ SPECIAL AREA	NOMINATOR NAME	GENERAL LOCATION	TAX MAP #	ACRES	CURRENT PLAN	NOMINATED CHANGE	PC ACTION DATE	PC ACTION	BOS ACTION DATE	BOS ACTION
09-IV-11LP (Withdrawn)	Lower Potomac, Lorton-South Route 1 Suburban Center (Sub-unit B1-C)	David R. Gill (McGuireWoods, LLC)	Generally located W of I-95, E of Giles Run EQC, N of Lorton Landfill.	107-4((1))98,98A	25.90	Maintain single-family residential use, new or infill res. at 1-2 du/ac. Development on the portion of sub-unit B1-c adjacent to I-95 should provide measures to mitigate noise impacts.	Option for mini-warehouse up to 125,000 GFA with accessory storage for boats/RVs.	NA	NA	NA	NA
09-IV-12LP (Active – VDOT Review)	Lower Potomac, Lorton-South Route 1 Suburban Center (Land Unit D)	David R. Gill (McGuireWoods, LLC)	Generally located W of Telegraph Rd, E of Pohick Estates Park, N of Southgate Woods townhouses.	108-1((1))1C,1D,1E, 1F,1G,1H,1J,1M,1N, 2A,3C,3D;108-1((10)) 7220,7220A,7220B, 7220C,7220D, 7220E,7220F, 7220G,7220H, 7220J,7220K, 7220L,7220M, 7220N,7220P, 7220Q,7220R, 7220S,7220T, 7220U,7220V, 7220W,7240, 7240A,7240B, 7240C,7240D, 7240E,7240F, 7240G,7240H, 7240J,7240K, 7240L,7240M, 7240N,7240P, 7240Q	69.37	Industrial up to .35 FAR.	Mixed non-residential uses up to .80 FAR.	NA	NA	NA	NA
S10-IV-LP1 (Active) (Concurrent w/ith 09-IV-6LP)	Lower Potomac, Lorton-South Route 1 Suburban Center (Sub-unit E4)	Linwood Gorham (South County Federation)	Intersection of Lorton Rd and Richmond Hwy.	108-3((1))2,3; 108-3((2))2,5,6	3.18	Retail up to .25 FAR, up to .15 FAR without full consolidation. Option for drive-in bank and drive-through pharmacy up to .15 FAR with conditions.	Remove option for drive-through uses.	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA

2009-2010 South County Area Plans Review

Mt. Vernon
Supervisor District
(continued)

APR#	PLANNING DISTRICT/ SPECIAL AREA	NOMINATOR NAME	GENERAL LOCATION	TAX MAP #	ACRES	CURRENT PLAN	NOMINATED CHANGE	PC ACTION DATE	PC ACTION	BOS ACTION DATE	BOS ACTION
09-IV-1MV (Active – VDOT Review)	Mount Vernon, North Gateway and Penn Daw CBC (Sub-Unit A-1)	Patrick Rea (c/o MVCCA)	W of Richmond Hwy, S of I-495, N of Old Richmond Hwy.	83-2((1))All; 83-4((1))1	15.29	Retail, office and/or residential up to .50 FAR. Options for mixed use up to 1.0 FAR with conditions and residential up to 30 du/ac with conditions. Additional options if consolidated with Sub-units A-2 and B-2.	Retail/hotel/office uses up to .50 FAR. Option for office/ hotel/retail mixed use up to 2.0 FAR, with conditions including consolidation with Sub-unit A-2.	NA	NA	NA	NA
09-IV-2MV (Active – VDOT Review)	Mount Vernon, Huntington Metro Station TSA (Land Unit I)	Brian J. Winterhalter (Cooley Godward Kronish LLP)	S of Huntington Ave, W of the Huntington Metro Station.	83-1((1))32	0.50	Residential 16-20 du/ac.	Option for office or residential use up to 3.0 FAR. May include ground floor retail.	NA	NA	NA	NA
09-IV-3MV (Active)	Mount Vernon, Huntington Metro Station TSA (Land Unit R)	Keith C. Martin, Agent (Sack Harris & Martin, PC)	SW corner of Huntington Ave and Richmond Hwy.	83-3((1))76	8.50	Residential up to 40 du/ac with conditions. Option for up to 50 du/ac.	Up to 1.67 FAR with full service hotel and existing residential.	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA
09-IV-4MV (Active)	Mt. Vernon, Huntington Metro Station TSA (Land Unit T)	Lindsay Mason (Fairfax County, Department of Planning and Zoning)	E of Blaine Dr, N and S of Huntington Ave.	83-1((8))68A, 68B,102A,102B, 103A,103B,104A, 104B,501A,501B; 83-1((15))1A,1B, 2A,2B	1.20	Residential 8-12 du/ac.	Correct Land Unit T boundary. Residential 16-20 du/ac.	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA

2009-2010 South County Area Plans Review

Mt. Vernon

Supervisor District

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APR#	PLANNING DISTRICT/ SPECIAL AREA	NOMINATOR NAME	GENERAL LOCATION	TAX MAP #	ACRES	CURRENT PLAN	NOMINATED CHANGE	PC ACTION DATE	PC ACTION	BOS ACTION DATE	BOS ACTION
09-IV-5MV (Withdrawn)	Mt. Vernon	Aaron Klibaner (Fairfax County Government, DPZ)	Richmond Hwy from the Fairfax County/Alexandria City line, to Fort Belvoir.	NA	NA	Richmond Highway Corridor Area Urban Design Standards Cross Section/Streetscape Design including width of landscape corridor, width of curb edge to landscape strip, sidewalk width, trail width, browsing area width, highway center median design and how bicycles will be accommodated on the roadway.	Amend Richmond Highway Corridor Area Urban Design Standards to reflect current Policy Plan guidance and insert a new Figure 18 Cross Section diagram that includes updated standards for widths of the landscape corridor, curb edge, sidewalk, trail, browsing area, highway center median design and bicycle accommodation on the roadway.	NA	NA	NA	NA
09-IV-6MV (Active)	Mt. Vernon	Patrick Rea (c/o MVCCA)	On Mount Vernon Memorial Hwy, S of George Washington's Grist Mill.	109-2((1))32A	6.10	Former Dogue Creek Treatment Plant, community-serving public facilities. If declared surplus, then residential 2-3 du/acre appropriate. Future development should not encroach into 100-year floodplain.	Former Dogue Creek Treatment Plant, community-serving public facilities, continue as sewage pumping station. Portions not in use by DPWES should be open space. Passive uses to promote watershed stewardship and historical walking tours.	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA

2009-2010 South County Area Plans Review

Mt. Vernon

Supervisor District

(continued)

APR#	PLANNING DISTRICT/ SPECIAL AREA	NOMINATOR NAME	GENERAL LOCATION	TAX MAP #	ACRES	CURRENT PLAN	NOMINATED CHANGE	PC ACTION DATE	PC ACTION	BOS ACTION DATE	BOS ACTION
09-IV-7MV (Active)	Mt. Vernon	Patrick Rea (c/o MVCCA)	Generally located S of Fairfax County - Alexandria City line, W of Potomac River and NE of Fort Belvoir.	NA	NA	Mount Vernon Planning District, Richmond Highway Corridor Area, Overview, Planning Objectives section guidance related to land use and environmental resources.	Add text to encourage pedestrian and bicycle safety, resource protection, stormwater management and LID practices consistent with Watershed Management Plan.	Scheduled for PC public hearing on 6/16/10 and PC Mark-up on 6/30/10			
09-IV-8MV (Active)	Mount Vernon	Patrick Rea	S of Hinson Farm Rd, W of Parkers Ln.	102-1((1))3A,3C	11.40	Residential 5-8 du/ac and 2-3 du/ac.	Senior housing 5-8 du/ac on 4.4 acre portion of site with conditions; 7 acres open space; reduce pervious paving. Follow Little Hunting Creek Watershed Management Plan. Option to convey 7 acres of open space to County ownership.	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA
09-IV-9MV (Active)	Mt. Vernon	Patrick Rea	W of Culpepper Rd, E of Little Hunting Creek, S of Childs Ln.	102-3((1))36A	9.60	Former Little Hunting Creek Treatment Plant, community-serving public facilities, if declared surplus for public use, residential at 2-3 du/acre is appropriate. Future development should not encroach into 100-year floodplain.	Former Little Hunting Creek Treatment Plant was converted to a Pumping Station which is still in operation. Community-serving public facilities. Portions not in use as Pumping Station should be preserved as open space. Option to consolidate with Parcel 102-3((2)) A.	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA

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2009-2010 South County Area Plans Review

Mt. Vernon

Supervisor District

(continued)

APR#	PLANNING DISTRICT/ SPECIAL AREA	NOMINATOR NAME	GENERAL LOCATION	TAX MAP #	ACRES	CURRENT PLAN	NOMINATED CHANGE	PC ACTION DATE	PC ACTION	BOS ACTION DATE	BOS ACTION
09-IV-10MV (Active)	Mt. Vernon	H. Jay Spiegel	W of Culpepper Road, E of Little Hunting Creek, S of Childs Ln.	102-3((1))36A	9.60	Site of Little Hunting Creek Treatment Plant, community-serving public facilities. If declared surplus for public use, residential use 2-3 du/ac is appropriate. Future development should not encroach into the 100-year floodplain.	Recognize Pumping Station use, community-serving public facilities, if declared surplus, residential use 2-3 du/ac, future development should not encroach into 100-year floodplain. Security of the site should be maintained. Land use or access changes subject to Stratford Landing community access or public	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA
09-IV-11MV (Active)	Mt. Vernon	Patrick Rea	Area generally surrounding Richmond Hwy from the City of Alexandria boundary to the Woodlawn Plantation.	NA	NA	Richmond Highway Corridor Area plan seeks to promote revitalization and redevelopment while maintaining an acceptable land use and transportation balance.	Strengthen recommendations to reduce stormwater runoff and be consistent with county watershed plans.	Scheduled for PC public hearing on 6/16/10 and PC Mark-up on 6/30/10	NA	NA	NA
09-IV-13MV (Active)	Mt. Vernon	Patrick Rea	W of Schellhorn Rd and N of Sherwood Hall Ln (part), W of Friars Ct and Bayberry Dr, N of Apple Hill Rd and E of Holland Rd.	102-1((1))1C, 2A,4; 102-1((7))(7)17B, 18A; 102-1((35))100; 102-1((36))1A,2A; 102-1((38))All; 102-1((39))All	73.30	Govt. center/fire station/mental health fac./hospital and ancillary uses incl. medical office at an intensity up to .35 FAR w/conditions and provided impacts to surrounding community mitigated.	Expand to create a campus-like design, with retail uses that serve employees and visitors, at an intensity up to .50 FAR with conditions related to structured parking, stormwater management, urban design and transit.	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA

2009-2010 South County Area Plans Review

Mt. Vernon

Supervisor District

(continued)

APR#	PLANNING DISTRICT/ SPECIAL AREA	NOMINATOR NAME	GENERAL LOCATION	TAX MAP #	ACRES	CURRENT PLAN	NOMINATED CHANGE	PC ACTION DATE	PC ACTION	BOS ACTION DATE	BOS ACTION
09-IV-17MV (Active)	Mt. Vernon, Richmond Highway Corridor	Patrick Rea (c/o MVCCA)	Richmond Highway Corridor.	NA	NA	General policy text in Richmond Hwy Corridor recommends orienting/ aligning commercial buildings toward road, where feasible.	General policy text in Richmond Hwy Corridor recommends orienting/ aligning commercial buildings toward road, where feasible, unless required for green building certification.	Scheduled for PC public hearing on 6/16/10 and PC Mark-up on 6/30/10	NA	NA	NA
09-IV-18MV (Active)	Mount Vernon, South County Center CBC (B-2)	Patrick Rea (Mount Vernon Council of Civic Associations)	E corner of Richmond Hwy and Mohawk Ln.	101-4((1))5A; 101-4((7))1; 101-4((8))(O)1A,1B	11.72	Public facilities and institutional.	Add language to more specifically outline future uses and retention of open space.	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA
09-IV-19MV (Active)	Mt. Vernon	Patrick Rea (c/o MVCCA)	SE side of Richmond Hwy generally near Forest Pl intersection.	101-3((1))28, 29B,29C,30,30B, 30C,31B,31C, 32,33; 101-3((9))(1)All; 101-3((9))(2)B	26.40	Residential 5-8 du/ac. Option: Residential 8-12 du/ac (75%), retail and office up to .35 FAR (25%) with conditions in Area 6. Option: Mixed use up to .50 FAR with conditions in Areas 3 and 6.	Residential 5-8 du/ac. Option: Residential 16-20 du/ac (75%); retail and office up to .35 FAR (25%) with conditions or up to .50 FAR with conditions.	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA
09-IV-23MV (Active)	Mt. Vernon, Penn Daw CBC (Sub-unit F-2)	Patrick Rea (c/o MVCCA)	N of intersection of Richmond and North/South Kings Hwys.	83-3((1))22A,22B1	1.94	Retail at an intensity up to 0.35 FAR.	Rapid transit bus station.	Scheduled for PC public hearing on 7/14/10 and PC Mark-up on 7/28/10	NA	NA	NA

2009-2010 South County Area Plans Review

Springfield
Supervisor District

APR#	PLANNING DISTRICT/ SPECIAL AREA	NOMINATOR NAME	GENERAL LOCATION	TAX MAP #	ACRES	CURRENT PLAN	NOMINATED CHANGE	PC ACTION DATE	PC ACTION	BOS ACTION DATE	BOS ACTION
09-III-1FC (Active – VDOT Review)	Fairfax, Fairfax Center Suburban Center (Sub-unit J-5)	Brian Winterhalter (Cooley Godward Kronish LLP)	S of Lee-Jackson Memorial Hwy (Route 50), N of Interstate 66, and E of Legato Rd.	46-3((8))All; 46-4((9))All; 56-1((12))All	133.70	Retail and office mixed-use up to 0.15 FAR (Baseline), 0.25 FAR (Intermediate), 0.50 FAR (Overlay).	Retail and office mixed-use up to 0.15 FAR (Baseline), 0.25 FAR (Intermediate), 0.65 FAR (Overlay); Option for retail, office, hotel, residential, and supporting uses up to 0.80 FAR for portion of area, based on bus rapid transit and other conditions, and up to 1.0 FAR for portion of area, based on Metrorail and other conditions.	NA	NA	NA	NA
09-III-2FC (Active)	Fairfax, Fairfax Center Suburban Center (Land Unit Q9)	David R. Gill (McGuirewoods LLP)	N of Lee Hwy between Waples Mill and Ridge Top Rds.	56-2((1))37A,37B, 37C,37D,37E,37F, 37G,39	22.10	Office at an intensity up to 0.15 FAR (Baseline), up to 0.35 FAR (Intermediate), up to 0.70 FAR (Overlay); option for residential mixed-use up to 1.2 FAR with consolidation and other conditions, unconsolidated parcels office mixed-use up to 1.0 FAR.	Office at an intensity up to 0.15 FAR (Baseline), up to 0.35 FAR (Intermediate), up to 0.70 FAR (Overlay); option for residential mixed-use up to 1.05 FAR with consolidation and other conditions, overall sub-unit intensity up to 1.15 FAR.	Scheduled for PC public hearing and Mark-up on 9/30/10	NA	NA	NA

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A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **APR ITEM:** 09-III-1P

NOMINATOR: Carl Sell, Jr.

ACREAGE: 5.5 acres

TAX MAP I.D.: 97-4 ((2)) 14, 14A, 15, 16, 17, 18.

GENERAL LOCATION: Located west of Hooes Road, generally north of Silverbrook Road.

PLANNING AREA: III
District: Pohick
Sector: P7 Burke Lake Community Planning Sector
Special Areas: N/A

ADOPTED PLAN MAP: Residential use at 1-2 dwelling units per acre (du/ac).

ADOPTED PLAN TEXT: P7 Burke Lake Community Planning Sector, Land Use, "2 Segment between Hooes Road and Lee Chapel Road. This segment is dominated by the Lake Mercer (Recreation Lake) Park and the South Run District Park. The development level in this segment must be such that the park, open space, and recreational uses can be maintained at a high level of quality. To comply with the objective of tapering densities from the base to the headwaters of the South Run watershed, the majority of this area is planned for a density range of 1-2 dwelling units per acre." Complete Plan text is shown in the Adopted Comprehensive Plan Text section."

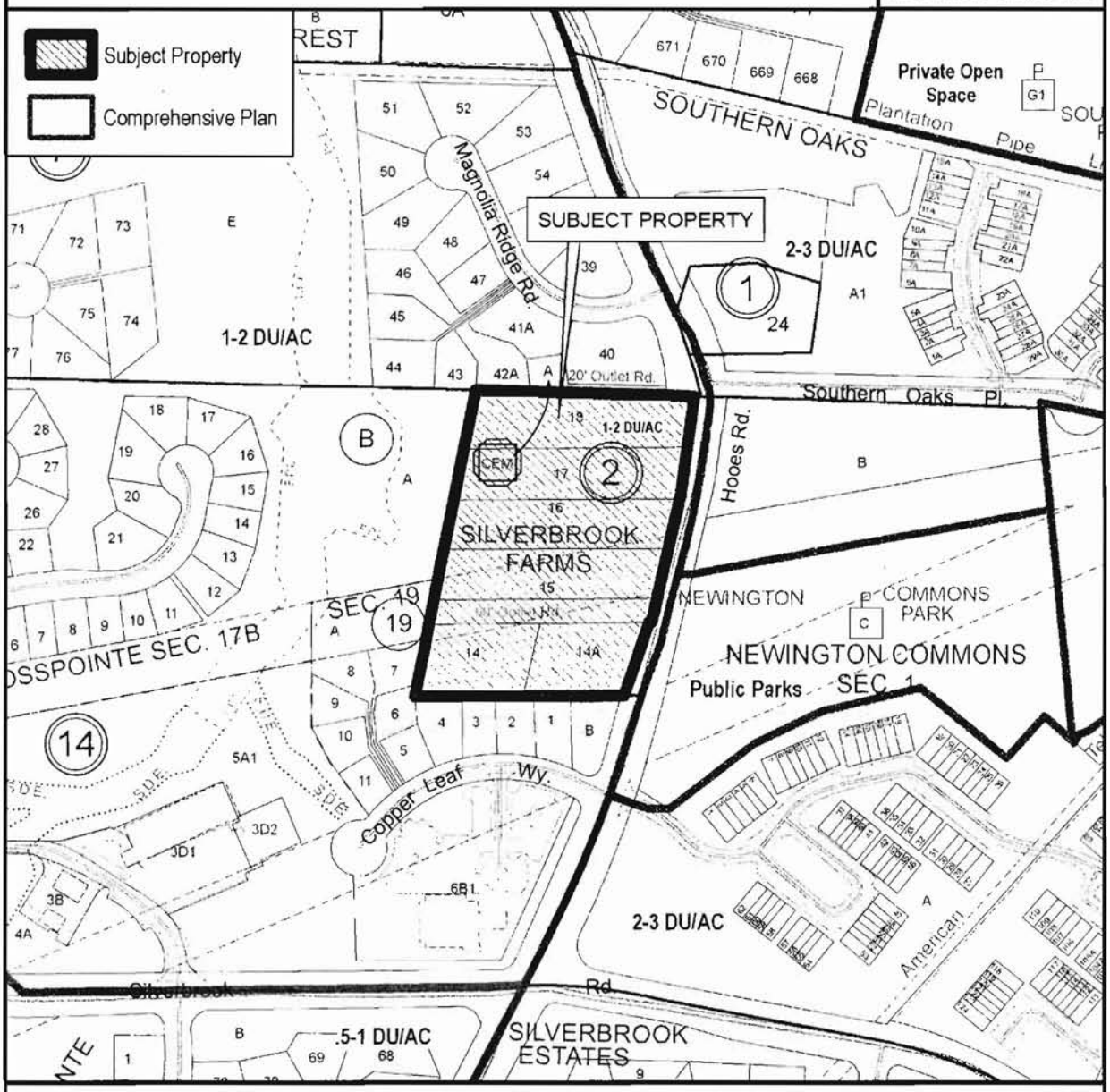
PROPOSED PLAN AMENDMENT: Residential use at a density of 3-4 du/ac.

SUMMARY OF STAFF RECOMMENDATION:
___ Approve Nomination As Submitted
___ Approve Staff Alternative
_X_ Retain Adopted Plan

Staff recommends that the adopted Plan be retained. The subject parcels are within a larger area extending north to Pohick Road and west to Lee Chapel Road that are planned and developed at a density of 1-2 du/ac. Sufficient justification for amending the Comprehensive Plan which could include such things as a change in circumstances regarding the character of the area within which the proposed nomination is located, or an error in the Plan recommendations that pertain to the subject property, has not been demonstrated by the nomination. In addition, the subject area is traversed by a Virginia Power Company easement and has steep slopes in excess of 15 percent grade. The presence of these features will constrain the amount of developable land and result in a higher effective density.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR #
09-III-1P
MT VERNON & SPRINGFIELD



Subject Property Current Plan: No site-specific Plan text.

Nominated Plan Change: Residential use at a density of 3-4 du/ac.

Staff Recommendation: Retain the adopted Plan.

300 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2010

CONTEXT

General Location:

The nomination concerns property in the P7-Burke Lake Community Planning Sector in the Pohick Planning District. The subject area is generally located south of Magnolia Ridge Road, on the west side of Hooes Road, north of Copperleaf Way and Silverbrook Road, and east of Copperleaf Lane.

Existing and Planned Land Use and Zoning:

Subject Property: The area contains 8 single-family detached homes on six parcels. An access road that serves a parcel outside the nominated area, and a major power line easement are also present. The Plan text includes these parcels in a larger area extending from Hooes Road to Lee Chapel Road. Except for some portions that are planned for very low density residential use at .1-.2 du/ac, the entire area is planned for residential use at a density of 1-2 du/ac. Hooes Road is a long established demarcation between property planned at a density of 1-2 du/ac and property planned at a density of 2-3 du/ac. The subject area is zoned R-1.

Adjacent Area:
North: Single-family detached homes in the Timber Ridge subdivision planned at a density of 1-2 du/ac and zoned PDH-2;
East: On the east side of Hooes Road across from the subject area, are single-family homes within a small portion of the Newington Forest subdivision planned at a density of 2-3 du/ac and zoned PDH-3, single-family detached homes in the Southern Oaks subdivision planned at a density of 1-2 du/ac and zoned PDH-2 and the Newington Commons Park, planned for public park and zoned PDH-3;
South: Single-family detached homes in the Crosspointe subdivision planned at a density of 1-2 du/ac and zoned PDH-2;
West: Single-family detached homes in the Crosspointe subdivision planned at a density of 1-2 du/ac and zoned PDH-2.

ADOPTED COMPREHENSIVE PLAN TEXT

The Land Use section of the P7-Burke Lake Community Planning Sector contains the following recommendations that include the nominated area:

> Fairfax County Comprehensive Plan, 2007 Edition, Pohick Planning District, amended through 1-26-2009, P7-Burke Lake Community Planning Sector, page 85:
>
> 2. <u>Segment between Hooes Road and Lee Chapel Road</u>. This segment is dominated by the Lake Mercer (Recreation Lake) Park and the South Run District Park. The development level in this segment must be such that the park, open space, and recreational uses can be maintained at a high level of quality. To comply with the objective of tapering densities from the base to the headwaters of the South Run

watershed, the majority of this area is planned for a density range of 1-2 dwelling units per acre. A small portion of the area is planned for lower density residential use as shown on the Plan map. To ensure a compatible transition to the low density area west of the watershed in Sector P5, planned for residential use at .1-.2 dwelling unit per acre, development along Ox Road should provide a substantial buffer in excess of general county standards that is consistent with other development in this area.

NOMINATED PLAN AMENDMENT

The nomination proposes to replan the 5.5-acre subject property from a density of 1-2 du/ac to a density of 3-4 du/ac. The justification for increasing the planned density is to provide an incentive to consolidate the property to create a unified development and improve access.

ANALYSIS

Land Use

The subject property consists of six parcels. An outlet road divides the southern two parcels, 14 and 14A, from the balance of the subject area. The subject area is also divided by a high voltage electric transmission line that lies within a Virginia Power Company easement. The easement roughly follows the access road and extends northward.

The nomination proposes to increase the planned density of the nominated parcels by as much as four-fold (from 1 du/ac at the low end of the plan range, and up to 4 du/ac at the upper end of the Plan range) and could yield between 17 - 22 new single-family units, as compared to between 6 – 11 new units under the current Plan. The justification is to encourage consolidation of the nominated parcels. The immediate surrounding area has developed according to the planned density of 1-2 du/ac. The surrounding area is zoned PDH-2 and includes extensive open space to preserve the unnamed tributary that traverses the neighborhood in an east-west direction.

The presence of the easement, outlet road in addition to steep slopes significantly constrains the developable area of the site. As a result, the higher effective density would result, and would work against, the ability of the subject area to function as a compatible infill development within this established community.

The current Comprehensive Plan range of residential use at 1-2 du/ac offers additional development potential because the subject area is zoned R-1. Guidance found in the Land Use element of the Policy Plan (Appendix 9, Residential Development Criteria) provides recommendations that specifically relate to infill development and the evaluation of zoning applications seeking to achieve the high end of the planned density range. Property consolidation is among the principles used to assess quality design. Therefore, it is not necessary to amend the Plan to seek consolidation.

Transportation

Trip Generation Estimates for APR # 09-III-1P

Scenario	Daily	AM Peak Hour		PM Peak Hour	
		In	Out	In	Out
Current Comprehensive Plan Single Family (210); 11 DU	136	4	13	9	5
Proposed Amendment Single Family (210); 22 DU	258	6	19	17	10
Net Impact of Proposed Amendment Above Comp Plan	122	2	6	8	5

As shown in the above table, the proposed change in land use would result in a marginal increase in trip generation from the subject property. Hooes Road is shown on the Transportation Plan Map to be a four-lane improved arterial, and is currently a two-lane cross section. Any development of this site should accommodate the planned improvement of Hooes Road. Access to Hooes Road should be controlled with one shared access point. Any development of the site should accommodate efficient transit operations within the Hooes Road corridor. A major paved trail along Hooes Road is shown on the Countywide Trails Plan. Any development of this site should accommodate the trail.

Schools

Based on the current County-wide student yield ratios, the APR nomination is anticipated to double the number of anticipated students from 6 to 12 based on the current Plan. Currently, South County Secondary School is over capacity and projected to remain over capacity in the 2014-15 school year. It is noted that the current capacity surplus at Silverbrook Elementary School will be reduced when a temporary modular addition at the school is relocated. The approved 2009 school bond referendum included construction funding for a new middle school in the south county area. A completion date for the 2012-13 school year is anticipated.

RECOMMENDATION

Staff believes that an increase in density is not justified. While the consolidation of the area may produce a benefit by limiting the number of access points to Hooes Road, the effective density of development would be much higher than on surrounding properties, due to the small amount of available land for development due to the presence of large areas of steep slopes in excess of 15 percent grade on the site and a Virginia Power Company easement that covers almost all of parcel 15. The current Plan density of 1-2 du/ac still allows additional development potential for the subject properties to develop under the current R-1 zoning district. Finally, a change in circumstances in the character of the surrounding area, or an error in the current Plan recommendations has not been demonstrated by the nominator. Therefore, staff recommends that the current Plan be retained.

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APR
Area Plans Review

2009-2010 SOUTH COUNTY AREA PLA

APR# 09-III-1P

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: CARL L. SELL JR Daytime Phone: 703-971-4716

Address: 6601 COTTONWOOD DRIVE
FRANCONIA VA 22310

Nominator E-mail Address: SELLCARL@AOL.COM

Signature of Nominator (NOTE: There can be only one nominator per nomination): Carl L. Sell Jr.

THIS BOX FOR STAFF USE ONLY

Date Received: 9/15/09

Date Accepted: 10-1-09 COR

Planning District: MV

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.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐ Braddock ☐ Lee ☐ Mason ☑ Mount Vernon ☐ Springfield

Total number of parcels nominated: 6

Total aggregate size of all nominated parcels (in acres and square feet): 6+ 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: NO SPECIFIC LANGUAGE FOR PARCELS

b. CURRENT PLAN MAP RECOMMENDATION: 1-2 DUA

c. CURRENT ZONING DESIGNATION: R-1

7

Continued

APR
Area Plans Review

2009-2010 SOUTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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). 3-4 dUA

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?) SINGLE FAMILY DETACHED OR ATTACHED. 35-FOOT HEIGHT LIMIT GARAGE + DRIVEWAY 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: _____ TOTAL Gross Square Feet: _____

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 (Circle 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	~~16-24~~ 21	EST 3,000	~~54,000~~ 63,000
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
TOTAL:	~~16-24~~ 21	EST 3,000	~~54,000~~ 63,000

APR# 09-III-1P
Page 2 of 14

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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 August 3, 2009 and September 16, 2009 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

APR Area Plans Review

2009-2010 SOUTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION

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
0974 02 0016	8908 Hooes Rd Lot 16 Silverbrook Farms	Daughertysmelser	Lorton VA 22079 8908 Hooes Rd	1.001 AC	[illegible]
0974 02 0014	8912 Hooes Rd	Jonas Wolfe	8912 Hooes Rd Lorton VA 22079	33,480 S.F. 3/4 AC	Jonas Wolfe
0974 02 0014A	8914 Hooes Rd	Boyd Wolfe	8914 Hooes Rd Lorton Va.	30,450 5/8 AC	Boyd D. Wolfe III
0974 02 0015	8910 Hooes Rd	Viola Sims	8910 Hooes Rd	1.001 AC	[illegible]
0974 02 0017	8906 Hooes Rd	Jackie Basden	8906 Hooes Rd	1.001	Jackie Basden
0974 02 0018	8904 Hooes Rd	Shirley P. Madden	8904 Hooes Rd.	1.088	[illegible]

September 15, 2009

Proposed Plan
Amendment
TM 97-4 ((2))
Parcels 14-18

Chairman and Members
Fairfax County Planning Commission
12000 Government Center Parkway
Suite 330
Fairfax, VA 22035-5505

Chairman and Members:

On behalf of the owners of the parcels referenced above, I am proposing a comprehensive plan change from 1-2 dwelling units per acre to 3-4 dwelling units per acre. The parcels are located in the Pohick Planning District. There is no specific language in the current plan for these parcels.

Because of a power line easement, the existence of a cemetery on one of the lots and the lack or public utilities, a consolidated development plan at that density will allow achievement of the overall plan goals. Additionally, it will straighten a blind curve approach to three of the properties.

For the record, the owner of lot 16 is my brother in law. I am not being compensated for this endeavor.

Cordially,

Carl

Carl L. Sell, Jr.
6601 Cottonwood Drive
Franconia, VA 22310

APR# 09-III-1P
Page 6 of 14

12

1742

N

200 0 200 400
FEET

Map file is 50" X 75" based on USGS 1:24,000 scale 7 1/2 minute Quad. Virginia Coordinate System values are of 1983 North Zone in U.S. feet based on NAD 83/93 High Precision GPS Network adjustment.

National Geodetic Vertical Datum 1929

GENERAL NOTES

CHESAPEAKE BAY PRESERVATION AREAS

LEGEND

Resource Protection Areas (RPAs)

1993 RPAs

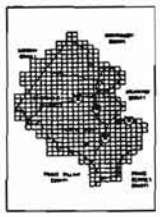
2003 RPAs

2003 (Rev) RPAs

Resource Management Areas (RMAs)

07/12/2005

The information contained on this page is NOT to be construed or used as a "legal description". It is not a survey product and not to be used for the design, modification or construction of improvements to real property or for flood plain determination. Fairfax County does not provide any guaranty of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Fairfax County Geographic Information Services Branch of the Department of Information Technology. In no event will Fairfax County be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of this map or information it contains.



ADMINISTRATIVE INDEX

97-1	97-2	98-1
97-3	97-4	98-3
106-1	106-2	107-1

SHEET INDEX

PROPERTY MAP

97-4

Revised to: 08/01/05

Prepared by:
PARTMENT OF INFORMATION TECHNOLOGY
Enterprise Services Division
Geographic Information Services
12000 Government Center Parkway, Suite 117
Fairfax, Virginia 22035-0050
(703) 324-2712
FAX (703) 324-3957

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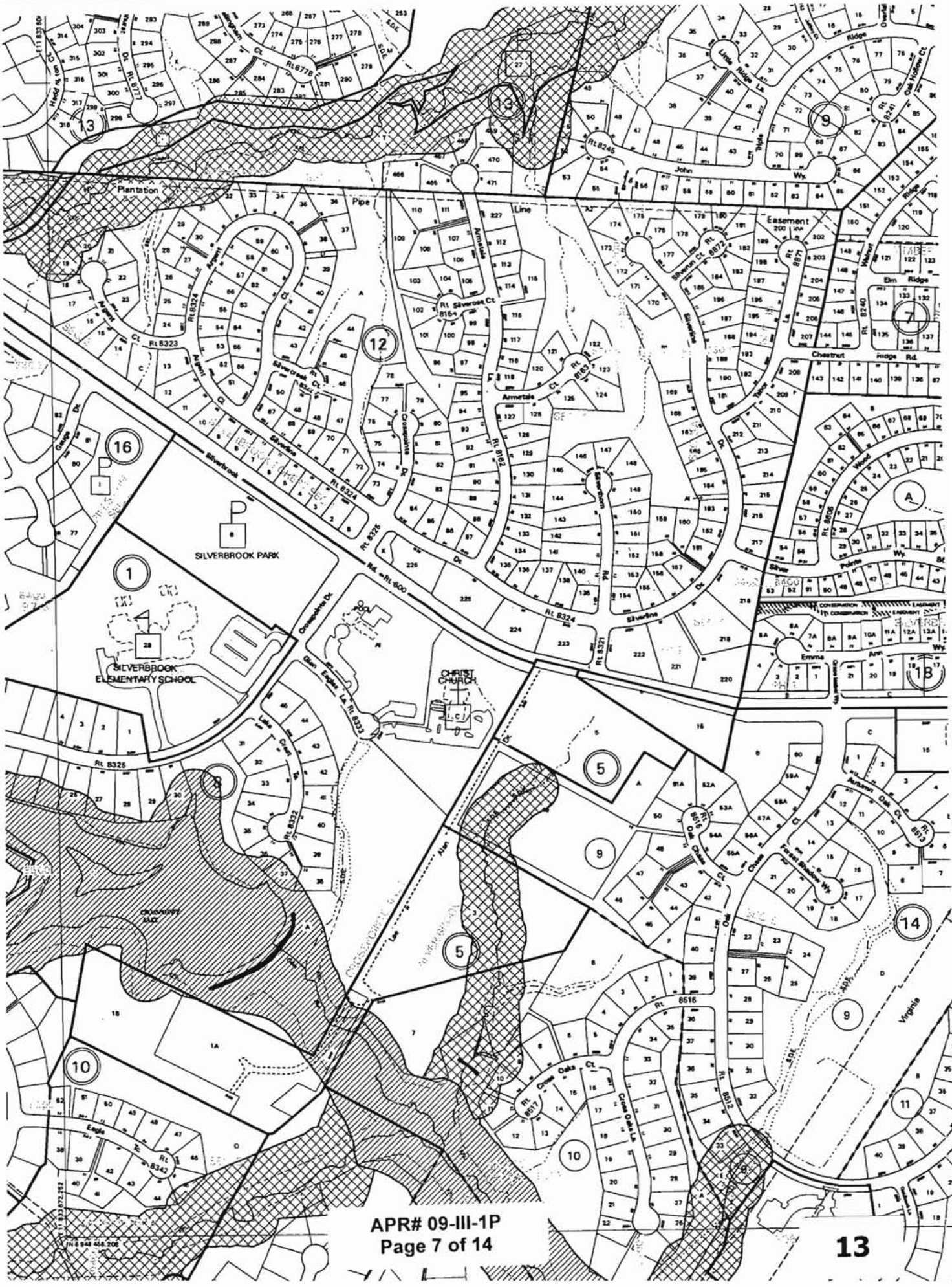
File Creation Date: 31 Aug 05


SILVERBROOK PARK
SILVERBROOK ELEMENTARY SCHOOL
CHRIST CHURCH
Silverbrook
Rt. 600
Plantation
Pipe
Line
Easement
Crosspointe Dr.
Glen Eagles Ln.
Rt. 8324
Rt. 8326
Rt. 8323
Rt. 8332
Rt. 8333
Rt. 8342
Rt. 8516
Rt. 8513
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Rt. 8613
Rt. 8506
Rt. 8324
Rt. 8322
Rt. 8325
Rt. 8326
Rt. 8324
Rt. 8324
Rt. 8324

Klibaner, Aaron K.

From: Klibaner, Aaron K.
Sent: Tuesday, October 06, 2009 4:25 PM
To: 'sellcarl@aol.com'
Subject: South County Area Plans Review Nomination

Dear Mr. Sell:

I am the planner assigned to review the nomination you have submitted for a land use change during the South County Area Plans Review, of the Fairfax County Comprehensvie Plan. This message is to notify that your nomination submittal has some deficiencies that you will need to correct in order for your nomination to go forward in the process.

These deficiencies include:

1) The second page of the nomination form is missing, (page 20 from the Area Plans Review Guide). In order for your nomination to be appropriately evaluated by staff, you will need to indicate a density range for your proposal, and then fill out the table with the appropriate number of units, by type of unit. You will also need to fill out line e., the description of what your proposal would look like. For example, I see that you are proposing to change the land use designation from residential use at 1-2 dwelling units per acre, to 3-4 dwelling units per acre. Therefore, if the total acreage of your site is 6 acres, that would yield a maximum of 24 units. If you are proposing to build new single family detached units on the site, then you need to spell this out in your description on line e. Please be sure to give the maximum number of units that could be built, even if you are contemplating building fewer.

2) It appears that you are including the totality of parcels 97-4((2)) 14, 14A, 15, 16, 17 and 18 in your nomination. On the third page of the form, (page 22 from the Guide), there is only one property owner and one parcel listed in the property information table for notification. The APR rules require all property owners of land that are included in a nomintion to be notified that their property is the subject of an APR nomination. Please clarfiy whether you own all of the other parcels being nominated, or not. If there are other property owners besides yourself and Betty Wolfe then they must also be notified. If this is necessary, please include an updated property information table, and remember to send copies of your notification letters and certified mail reciepts to the Planning Commission offices, as stated in the APR Guide.

3) Page 21 of the Guide contains the Justification section of the APR form. In addition to checking the appropriate box on this page, you also need to include a separate page with a written justification of how your nomination better achieves the goals of the Comprehensive Plan, or how your nomination corrects oversights or land use inequities in the Comprehensive Plan.

You may emial these corrections to me, fax them, or send them via regular mail. Remember your new notification letters and certified mail recieipts should be mailed directly to the Planning Commission offices. I will need this information from you within ten (10) working days from the date of this message, which is 4:30 on Wednesday, October 24, 2009. If I do not receive these items within this time frame, your nomination will be rejected.

Please contact me if you have any questions. Thank you.

Aaron Klibaner, AICP
Planner II
Planning Division
Fairfax County Department of Planning & Zoning
703-324-1232 phone
703-324-3056 fax
Aaron.Klibaner@fairfaxcounty.gov

Klibaner, Aaron K.

From: sellcarl@aol.com
Sent: Wednesday, October 07, 2009 2:22 PM
To: Klibaner, Aaron K.
Subject: Re: South County Area Plans Review Nomination

First, I'm sorry they were missing. I did previously submit them to the PC so maybe they got lost in transit. At mid range, we would be talking about 21 units. I gave the minimum and maximun but a zoning no doubt at best would fall at mid range. So, use that number.

Carl Sell

-----Original Message-----
From: Klibaner, Aaron K. <Aaron.Klibaner@fairfaxcounty.gov>
To: sellcarl@aol.com
Sent: Wed, Oct 7, 2009 1:06 pm
Subject: South County Area Plans Review Nomination

Dear Mr. Sell:
Thank you for faxing in the pages that were missing from your Area Plans Review nomination. There is one last deficiency that still needs to be addressed. If you recall, I mentioned in my prior email that in order to properly evaluate the impacts your nomination will have on the surrounding area's transportation network, schools, public facilties and so on, we will need you to choose a maximum number of single family dwelling units. We cannot evaluate a range of units, we need a single figure in order to calculate the number of vehicle trips, school students etc., that your nomination will generate if it is implemented.
I have one suggestion, if you are comfortable with using the 24 units figure that is at the top of the range you specified on page 20 of the nomination form, then please let me know and I will make this correction on your form. If you wish to choose a different maximum number of dwelling units for staff to evaluate, then please send me that number. Please let me know which way you would like to go as soon as possible.
Thank you,
Aaron Klibaner, AICP
Planner II
Planning Division
Fairfax County Department of Planning & Zoning
703-324-1232 phone
703-324-3056 fax
Aaron.Klibaner@fairfaxcounty.gov

Klibaner, Aaron K.

From: Klibaner, Aaron K.
Sent: Wednesday, October 07, 2009 1:06 PM
To: 'sellcarl@aol.com'
Subject: South County Area Plans Review Nomination

Dear Mr. Sell:

Thank you for faxing in the pages that were missing from your Area Plans Review nomination. There is one last deficiency that still needs to be addressed. If you recall, I mentioned in my prior email that in order to properly evaluate the impacts your nomination will have on the surrounding area's transportation network, schools, public facilties and so on, we will need you to choose a maximum number of single family dwelling units. We cannot evaluate a range of units, we need a single figure in order to calculate the number of vehicle trips, school students etc., that your nomination will generate if it is implemented.

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Thank you,

Aaron Klibaner, AICP
Planner II
Planning Division
Fairfax County Department of Planning & Zoning
703-324-1232 phone
703-324-3056 fax
Aaron.Klibaner@fairfaxcounty.gov

Received on 10-7-09, see email dated 10-7-09, updated w/ nominator's permission.

P7 BURKE LAKE COMMUNITY PLANNING SECTOR

CHARACTER

This sector contains most of the South Run segment of the Pohick watershed. There is extensive parkland related to the South Run watershed found in this sector. This parkland includes Burke Lake Park, South Run District Park, Recreation Lake Park, and the South Run Stream Valley. Much of the remainder of the area is developed with single-family detached houses and townhouses. Complementary public facilities and institutional uses to serve area residents are also located in this sector.

Potentially significant prehistoric archaeological sites have been located in this sector east of Lee Chapel Road in the South Run watershed. Other sites can be expected there and to the west of Lee Chapel Road. The relatively low density development in this sector means that significant undisturbed heritage resources can be expected. Silverbrook United Methodist Church is listed in the Fairfax County Inventory of Historic Sites, Virginia Landmarks Register and the National Register of Historic Places. A list and map of heritage resources are included in the Pohick Planning District Overview section, Figures 4 and 5. Additional historic sites in this sector are also included in the inventory.

Access to this sector is provided by Pohick Road, Hooes Road, Ox Road (Route 123), Burke Lake Road, Lee Chapel Road, and Silverbrook Road.

CONCEPT FOR FUTURE DEVELOPMENT

This sector consists of Low Density Residential Areas and Suburban Neighborhoods.

RECOMMENDATIONS

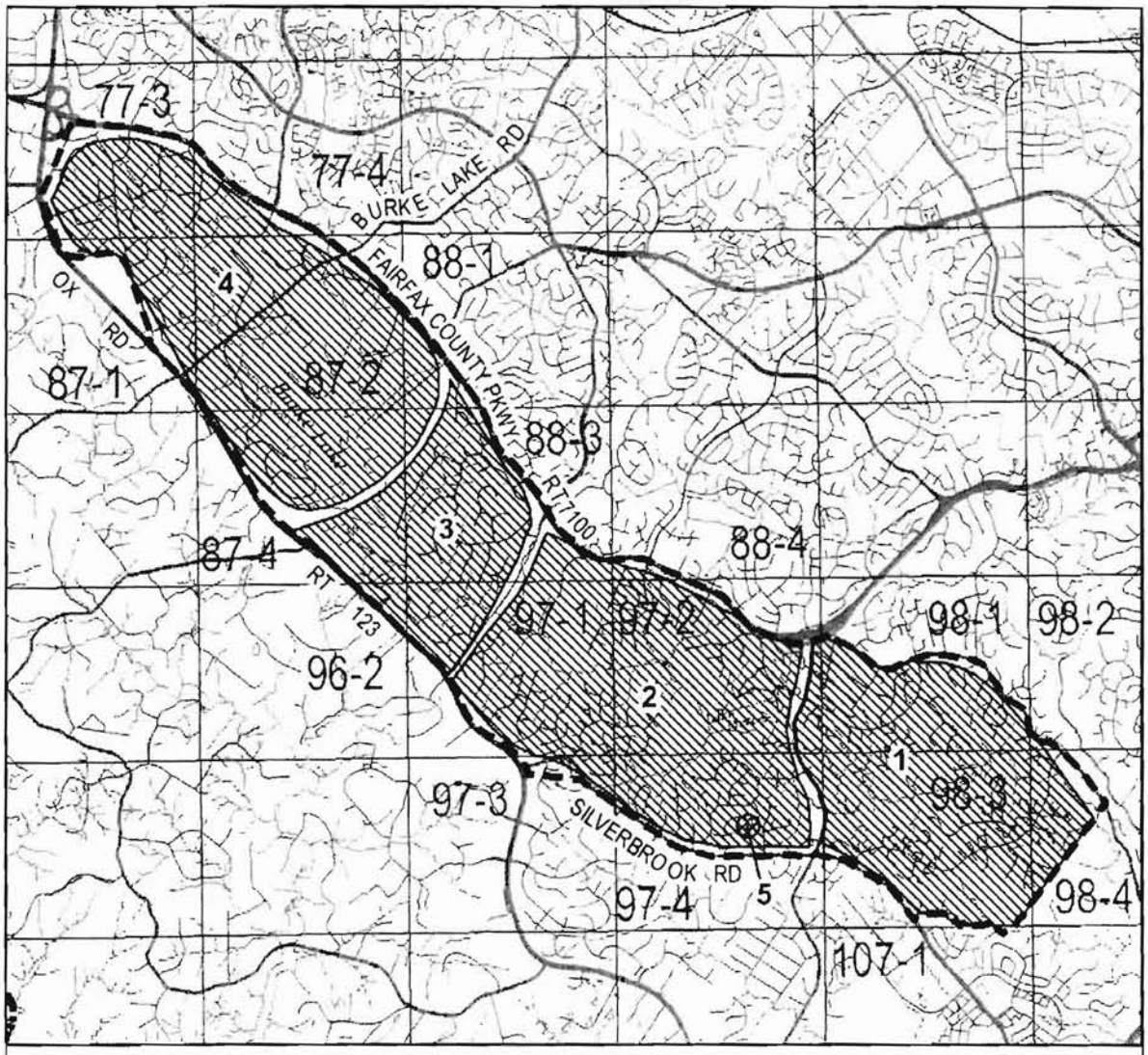
Land Use

The Burke Lake Sector consists largely of stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

The South Run watershed is dominated by three major parks, recreational and open space uses: the Burke Lake Park, the South Run District Park and the Lake Mercer (Recreation Lake) Park. Any development within this watershed should be managed to preserve the quality and value of these facilities. The two largest facilities are primarily recreational, which makes it necessary to control runoff and water quality and protect the vegetation and selected topographical features. The following specific recommendations indicate planned density ranges and development restrictions that will enable the County to realize environmental protection and density transition objectives in the South Run watershed.

Figure 40 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. Segment between Hooes Road, Pohick Road, and the District of Columbia Department of Corrections Facility. This segment is dominated by the over 700-acre Newington Forest development. The majority of this area is planned for residential use at 2-3 dwelling units per



P7-Burke Lake Community Planning Sector
Land Use Recommendations
General Locator Map

Land Use Recommendation. Number corresponds to recommendation in text.

5000 FEET

MAP PREPARED BY DPZ

FIGURE 40

acre. The Chapel Acres subdivision is planned for 1-2 dwelling units per acre. Development coordination and consolidation of parcels where appropriate to allow preservation of environmental features and good internal traffic circulation is a condition for approval of densities above the low-end of the Plan density range as shown on the Plan map.

2. Segment between Hooes Road and Lee Chapel Road. This segment is dominated by the Lake Mercer (Recreation Lake) Park and the South Run District Park. The development level in this segment must be such that the park, open space, and recreational uses can be maintained at a high level of quality. To comply with the objective of tapering densities from the base to the headwaters of the South Run watershed, the majority of this area is planned for a density range of 1-2 dwelling units per acre. A small portion of the area is planned for lower density residential use as shown on the Plan map. To ensure a compatible transition to the low density area west of the watershed in Sector P5, planned for residential use at .1-.2 dwelling unit per acre, development along Ox Road should provide a substantial buffer in excess of general county standards that is consistent with other development in this area.

3. Segment between Lee Chapel Road and the South Perimeter of Burke Lake Park. This segment is located directly north of South Run District Park and Lake Mercer (Recreation Lake) Park. Development in this segment should be sensitive to the ecological and recreational resources of these parks. The planned density range for residential use for the majority of this segment is .5-1 dwelling unit per acre as shown on the Plan map.

4. Segment including Burke Lake Park and the South Run Headwaters Located Upstream of Burke Lake. The segment is dominated by Burke Lake Park, and development should be sensitive to the ecological and recreational resources of this park. The majority of this segment is planned for residential use at .2-.5 dwelling unit per acre. However, the Fairwood Acres subdivision is planned for residential use at .5-1 dwelling unit per acre to provide for compatible infill with the existing development and a very small area is planned for .1-.2 dwelling unit per acre as shown on the Plan map. Tax Map 77-3((1))9 pt. (south of the Fairfax County Parkway) and 10 are located in this segment and are planned for residential use at .2-.5 dwelling unit per acre. As an option, these parcels are planned for residential use at .5-1 dwelling unit per acre if the following conditions are met:

   - Full consolidation is achieved; and
   - Lots sizes are compatible with the surrounding area.

5. The area on the north side of Silverbrook Road near the Village Shops [Tax Map 97-4((1))14; 97-4((2))1-11] is planned for residential use at .5-1 dwelling unit per acre and 1-2 dwelling units per acre, as shown on the Plan map. As an option, this area is planned for residential use at 2-3 dwelling units per acre if the following conditions are met:

   - The area should be consolidated to consist of at least eleven parcels in one or concurrent rezoning applications so that the area ultimately functions in an efficient, well-designed and unified manner and provides for the development of any unconsolidated parcel in conformance with the Plan;
   - If the area consists of more than one development, then the project with the largest assemblage of land should not exceed 2.5 dwelling units per acre. Smaller assemblage(s) of land should not exceed 2.25 dwelling units per acre. (This recognizes that the largest assemblage of land will be providing more open space, buffering and screening, road improvements, public utilities and other amenities.)

- Development should be limited to single-family detached dwelling units;
- Lot sizes should be compatible with the surrounding residential community; and
- Access to the site should be provided in a manner that discourages single-use entrances on Silverbrook Road through the use of local roadway(s) and access consolidation. Access to the site should also be provided via entrance(s) located across from adjacent streets.

Transportation

Transportation recommendations for this sector are shown on Figure 41. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

Heritage Resources

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.

Public Facilities

1. Implement the Senior Center Study by locating a regional senior center at the South Run District Park.
2. Designate School Board-owned property adjacent to the South Run District Park as a future high school site.

Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 42. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **APR ITEM:** 09-III-4P

NOMINATOR(S): Michael Grogan on behalf of the South County Federation

ACREAGE: 79.5 acres

TAX MAP I.D.: 106-3 ((1)) 4B; 106-4 ((1)) 1B, 20B part, 23, 24, and 25

GENERAL LOCATION: Generally located south of Peniwill Drive, west of Route 123, and north of the Occoquan River.

PLANNING AREA: III
District: Pohick
Sector: P5 Dominion Community Planning Sector
Special Areas: N/A

ADOPTED PLAN MAP: Residential uses at a density up to .1-.2 dwelling units per acre

ADOPTED PLAN TEXT: The area is planned for residential use at .1-.2 du/ac, with an option for parcels 4B, 1B and 20B (pt.) to expand the quarry. Industrial uses are not planned in this area. The quarry is recommended to be buffered from residential uses, with environmental impacts mitigated and safe road access to quarry provided. Complete plan text is shown in the Adopted Comprehensive Plan Text section.

PROPOSED PLAN AMENDMENT: Existing quarry operations are incompatible with surrounding residential community and should be discontinued at earliest possible time. The surrounding residential community should be protected from encroachment of non-residential uses. Environmental impacts of quarry operations should be mitigated.

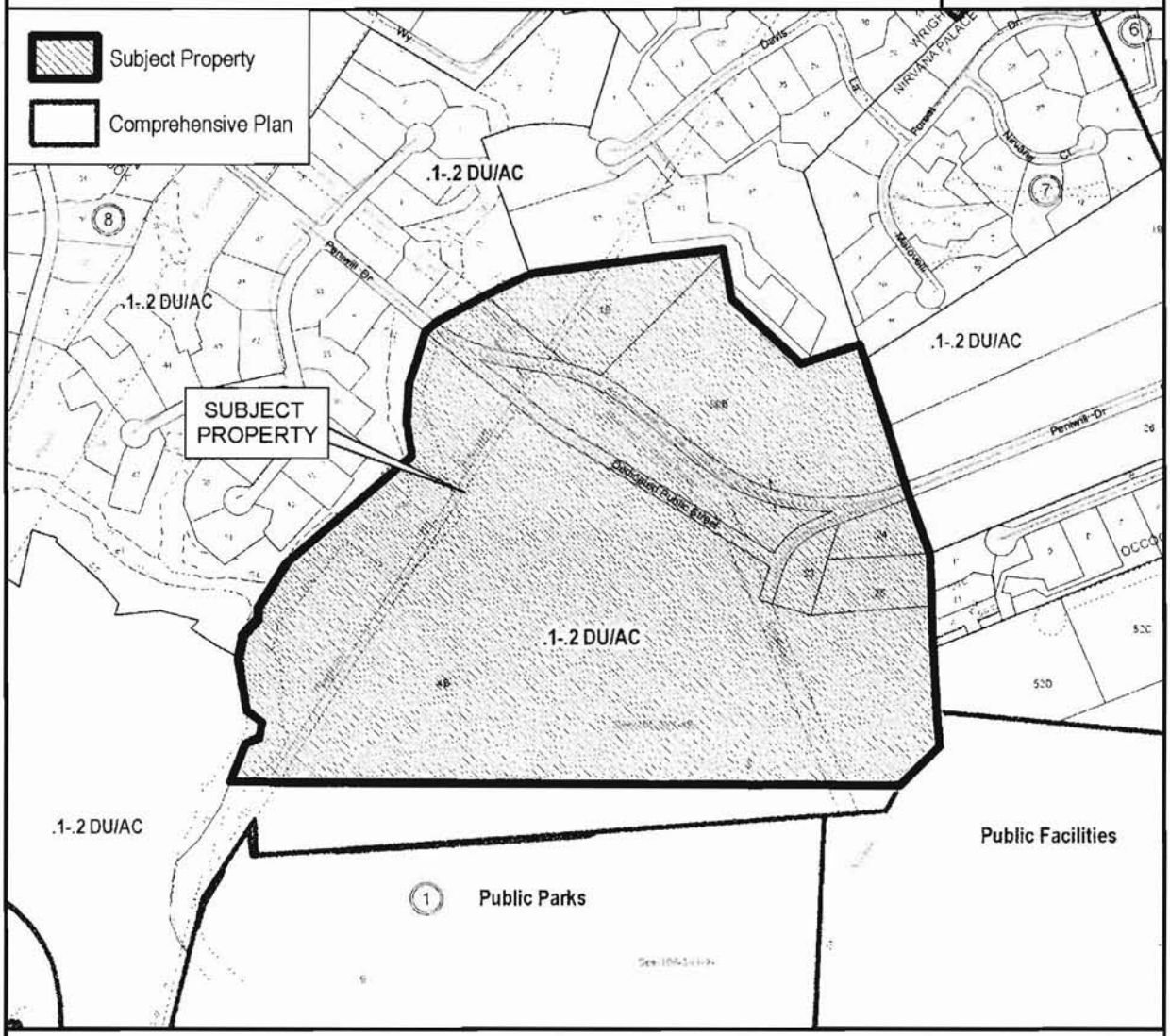
SUMMARY OF STAFF RECOMMENDATION:
___ Approve Nomination As Submitted
___ Approve Staff Alternative
_X_ Retain Adopted Plan

Staff recommends that current plan be retained. The proposed nomination asserts that the quarry operation is incompatible with surrounding residential uses and the vision for this area as a southern "gateway" into Fairfax County. However, the residential uses and quarry operations have been supported by the Comprehensive Plan for many years. In addition, the Vulcan Quarry

spans the LP1 Laurel Hill (Lower Potomac Planning District) and P5 Dominion (Pohick Planning District) Community Planning Sectors. The LP1 Laurel Hill sector is not eligible for review because the Comprehensive Plan guidance for this sector was recently amended. By addressing guidance only in the P5 Dominion sector, the nomination fails to encompass the entire quarry. Therefore, the proposal to discontinue the quarry operations is beyond the scope of the nomination.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR #
09-III-4P
MT VERNON



Subject Property Current Plan: Residential use at .1-.2 du/ac. Option for Parcels 106-3((1)) 4B, 106-4((1)) 1B and 20B pt. (area south of Peniwill Drive) for expansion of existing quarry with adequate buffering from neighboring residential areas, adequate road access and mitigation of environmental impacts.

Nominated Plan Change: Area immediately north of existing quarry operation planned for residential use at .1-.2 du/ac. Industrial uses not planned in this area. Existing quarry operation incompatible with surrounding residential uses and should be discontinued at the earliest possible time, but no later than expiration of Special Permit application SPA-82-V-091-05. Adequate buffering from neighborhood residential areas, adequate road access, and mitigation of environmental impacts.

Staff Recommendation: Retain the adopted Plan.

600 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2010

CONTEXT

General Location:

The nomination concerns the P5 Dominion Community Planning Sector within the Pohick Planning District. The subject area is generally located south of Peniwill Drive, west of Route 123, and north of the Occoquan River.

Existing and Planned Land Use and Zoning:

Subject property: The subject area is developed with the northern portion of the Vulcan Quarry, two single-family homes (owned by Vulcan Quarry), and vacant land and is planned for residential use at a density of .1-.2 du/ac. The subject property is zoned R-1.

Adjacent Area:
North: The area to the north is developed with single-family homes and is planned for residential use at a density of .1-.2 du/ac. The area is zoned R-1.
West: The area to the west is developed with single-family homes planned for residential use at a density of .1-.2 du/ac and zoned R-1.
South: The area to the south contains lands owned by Vulcan Quarry planned for public facilities and zoned R-C.
East: The area to the east is developed with single-family homes and lands owned by the Fairfax County Water Authority and planned for public facilities. The area is zoned R-1 and PDC.

PLANNING HISTORY

The quarry, which has been in operation since 1979, predates the surrounding residential community by several years. Through the special permit which requires renewal on a 5-year cycle, the quarry's activities are monitored. The quarry's latest permit expires in 2012. There have been no nominations for the subject property within the last 10 years.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, Pohick Planning District, Area III, amended through 3-9-2010, P5 Dominion Community Planning Sector, Land Use, pages 62-64:

7. The area immediately north of the existing quarry operation is planned for residential use at .1-.2 dwelling unit per acre. As an option, Parcels 106-3((1))4B, 106-4((1))1B and 20B pt. (not including property adjacent to the north side of Peniwill Drive) may be appropriate for an expansion of the existing quarry to the south, located in Community Planning Sector LP1 in Area IV. Industrial uses other than the expansion of the quarry are not planned in this area nor should they be permitted. As this area is adjacent to lands planned for very low density residential use, the quarry expansion area should be limited in size and well buffered from adjacent parcels. In addition, the environmental impacts of the expansion

should be mitigated and safe and adequate road access provided. The expansion of the quarry in this location is only appropriate if the following conditions are met:

- The current operating conditions remain in effect;

- The expansion of the quarry pit and operations should be limited in size and location to insure that the impact of this use on surrounding uses is mitigated. This will provide for a supply of stone resources sufficient to meet demand for many years while assuring the quarry expansion will be finite in this location and will protect the residential character of the areas to the north, east and west from further expansion of non-residential uses;

- The proposed pit expansion area should be limited to approximately 30 acres in the southern portion of Parcel 106-3((1))4B and should be contiguous with the existing pit located in Area IV; storage and equipment areas, settlement ponds, and access ways should be located on approximately 30 to 40 acres; and a buffer area should consist of approximately 45 to 55 acres. This vegetative buffer should be provided around the periphery of the site and should include Environmental Quality Corridors (EQCs) and the maximum amount feasible of mature hardwood forests. In addition to including EQC and forest areas, this vegetative buffer should be 100 to 200 feet in width to protect all existing or planned residential development from noise and visual impacts of the quarrying operations. Supplemental plantings should be provided in the buffer where no mature trees exist;

- The direct and the indirect environmental impacts of any proposed quarry expansion should be appropriately mitigated. The scope of the quarry expansion should be designed to balance efficient stone removal with preservation of significant environmental resources such as EQCs and adjacent upland hardwood tree cover. In addition to the buffer area described above, other critical EQC areas and significant areas of upland hardwood forest cover adjacent to the EQCs should be preserved to the maximum extent feasible. The applicant should comply with all requirements of the Chesapeake Bay Preservation Act;

- The quarry expansion should be carefully planned to provide siltation basins that will contain sediment on-site and prevent off-site discharges that could adversely impact water quality. The pit drainage system should be carefully designed to maintain pre-quarry drainage patterns to the extent feasible. Tree cover on the site should be maintained as long as possible. Erosion and sediment controls should be in place prior to any clearing of expansion areas;

- The quarry operator should provide necessary improvements at the site entrance to Route 123 (Ox Road) and along Route 123 (Ox Road) near the intersection as may be required by Virginia Department of Transportation (VDOT);

- The proposed expansion of the quarry should only use the existing access road through the Water Authority property. A second access for emergency vehicles only should be provided to Route 123 (Ox Road). No use of any additional access points is recommended along Route 123 for daily quarry operations; and

- Alternative public street access to Route 123 (Ox Road) should be provided to the residential land west of Elk Horn Run and should be well-buffered from all quarrying operations.

NOMINATED PLAN AMENDMENT

The nomination proposes to add the following text shown as underlined, to the Pohick Planning District, Area IV, amended through 3-9-2010, P5 Dominion Community Planning Sector, pages 62-64:

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, AREA III, Pohick Planning District, amended through 1-26-2009, Overview, Pages 62-64:

The area immediately north of the existing quarry operation is planned for residential use at .1-.2 dwelling unit per acre. ~~As an option, Parcels 106-3((1))4B, 106-4((1))1B and 20B pt. (not including property adjacent to the north side of Peniwill Drive) may be appropriate for an expansion of the existing quarry to the south, located in Community Planning Sector LP1 in Area IV~~. Industrial uses ~~other than the expansion of the quarry~~ are not planned in this area nor should they be permitted.

The existing quarry operations are incompatible with the surrounding residential character of the community and should be discontinued at the earliest possible time, but no later than the expiration of its Special Permit Application (SPA-82-V-091-05). As this area is adjacent to lands planned for very low density residential use, accordingly, until its closure, the quarry ~~expansion area~~ should be limited in size and well buffered from adjacent parcels. In addition, the environmental impacts of the ~~expansion~~ quarry should be mitigated and safe and adequate road access provided. The ~~expansion of the~~ quarry in this location is ~~only~~ inappropriate and ~~if~~ the following conditions should be ~~are~~ met until its closure:

- The current operating conditions remain in effect;

- The ~~expansion of the~~ quarry pit and operations should be limited in size and location to insure that the impact of this use on surrounding uses is mitigated. This will ~~provide for a supply of stone resources sufficient to meet demand for many years while~~ assur~~ing~~e the quarry ~~expansion~~ will be finite in this location
and will protect the residential character of the areas to the north, east and west from ~~further~~ encroachment ~~expansion~~ of non-residential uses;

- The proposed pit ~~expansion~~ area should be limited to approximately 30 acres in the southern portion of Parcel 106-3((1)) 4B and should be contiguous with the existing pit located in Area IV; storage and equipment

areas, settlement ponds and access ways should be located on approximately 30 to 40 acres; and a buffer area should consist of approximately 45 to 55 acres. This vegetative buffer should be provided around the periphery of the site and should include Environmental Quality Corridors (EQCs) and the maximum amount feasible of mature hardwood forests. In addition to including EQC and forest areas, this vegetative buffer should be 100 to 200 feet in width to protect all existing or planned residential development from noise and visual impacts of the quarrying operations. Supplemental plantings should be provided in the buffer where no mature trees exist;

- The direct and the indirect environmental impacts of ~~any proposed~~ quarry ~~expansion~~ operations should be appropriately mitigated. The ~~scope of the quarry expansion should be designed to balance efficient stone removal with~~ preservation of significant environmental resources such as EQCs and adjacent upland hardwood tree cover should be prioritized. In addition to the buffer area described above, other critical EQC areas and significant areas of upland hardwood forest cover adjacent to the EQCs should be preserved to the maximum extent feasible. The applicant should comply with all requirements of the Chesapeake Bay Preservation Act in its restoration of this area upon cessation of operations;

- The quarry ~~expansion~~ should be carefully planned and monitored to provide siltation basins that will contain sediment on-site and prevent off-site discharges that could adversely impact water quality. The pit drainage system should be carefully designed to maintain pre-quarry drainage patterns to the extent feasible. Tree cover on the site should be maintained as long as possible. ~~Erosion and sediment controls should be in place prior to any clearing of expansion areas~~ there should be no additional clearing of land;

- The quarry operator should provide necessary improvements at the site entrance to Route 123 (Ox Road) and along Route 123 (Ox Road) near the intersection as may be required by Virginia Department of Transportation (VDOT);

- The ~~proposed expansion of the~~ quarry should only use the existing access road through the Water Authority property. A second access for emergency vehicles only should be provided to Route 123 (Ox Road). No use of any additional access points is recommended along Route 123 for daily quarry operations; and

- Alternative public street access to Route 123 (Ox Road) should be provided to the residential land west of Elk Horn Run and should be well-buffered from all quarrying operations.

ANALYSIS

Land Use

The recommendation to discontinue the quarry operation is based on the assertion that such a use is inconsistent with the area's emerging identity as a gateway to Fairfax County and should be redeveloped for low density single-family detached housing. With respect to serving as a gateway, the quarry is not visible from the I-95 corridor. In terms of transition to residential uses, it is buffered from a single-family neighborhood by a 200 foot wide buffer area that contains a 100 foot wide vegetated screening area, and a berm up to 15 feet in height. The Special Permit granted to the quarry by the Board of Zoning Appeals includes a condition that notes the location of this berm on the north side of Peniwill Drive, and that the berm shall be maintained, which prevents further northward expansion of the quarry operations. Given the depth and extent of the quarry, it is unlikely that redevelopment for residential uses could occur.

The quarry helps to support the local economy by supplying building materials for public and private construction projects. The location of the quarry minimizes transportation costs and reduces cross county truck traffic because these construction materials would otherwise have to be imported into the County. The quarry has been identified by the Fairfax Water Authority as a desirable future "water banking" site to augment the County's potable water supply in times of high demand and drought emergency. The Policy Plan encourages maintaining a balance of land uses, including industrial concerns as well as minimizing undesirable visual, auditory and other impacts created by disparate uses.

Issues related to blasting at the quarry and its effects on nearby residential areas have been raised. Blasting and other complaints about the quarry's operations are zoning enforcement related, and not land use policy (Comprehensive Plan) related.

Water Supply Planning

Fairfax Water is a signatory to the Water Supply Coordination Agreement of 1982 with other regional water supply agencies including the Washington Suburban Sanitary Commission, and the Washington Aqueduct. These utilities are required by this agreement to engage in 20-year water supply demand forecasts and water supply reliability assessments every 5 years. These efforts have determined that current water supply facilities are adequate for the next 40 years; however, additional water storage capacity in the region will be needed after that time. The Commonwealth of Virginia also requires that all local jurisdictions prepare a water supply plan with a horizon of between 30-50 years. Fairfax Water has identified a need for additional water supply capacity within the County in the next 30 years, primarily due to the impact of planned BRAC related development. Fairfax Water has identified the Vulcan Quarry as a potential future water storage facility to deal with a projected shortfall in the region by 2040, and if mining operations cease at that time, the quarry could provide a storage capacity of up to 14 billion gallons and up to 70 million gallons per day.

RECOMMENDATION

Staff recommends that the current Plan be retained. Long standing land use plan guidance supports the quarry's location adjacent to a residential area. The Vulcan Quarry spans both the LP1 Laurel Hill sector in the Lower Potomac Planning District and the P5 Dominion sector within the Pohick Planning District. The LP1 Laurel Hill sector is not eligible for review within this cycle of the Area Plans Review because it was recently reviewed as part of a special study. The text in the LP1 Laurel Hill sector referring to the quarry recommends its continued operation. By addressing only a portion of the quarry, a direct conflict with this guidance would result from this nomination. Finally, the 73-acre area which occupies the nomination area is physically part of the greater quarry operation and should not be severed, which leads to questions about how the recommendation to close the quarry could be implemented through this proposed change to the Comprehensive Plan.

APR 09-III-4P Vulcan Quarry
Parcels 106-3 ((1)) 4B; 106-4 ((1)) 1B, 20B part, 23, 24, 25

APR
Area Plans Review

2009-2010 SOUTH 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: SCF (Michael Grogan) Daytime Phone: 202 223-6900x17

Address: South County Federation P.O. Box 442
Lorton, Va. 22199

Nominator E-mail Address: michael.grogan@cox.net

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

THIS BOX FOR STAFF USE ONLY
Date Received:
Date Accepted:
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.
President, South County Federation

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐Braddock ☐Lee ☐Mason ☒Mount Vernon ☐Springfield

Total number of parcels nominated: 6

Total aggregate size of all nominated parcels (in acres and square feet): 104.5 acres 4,551,000 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: See attached

b. CURRENT PLAN MAP RECOMMENDATION: .1-.2 DU/AC and .2-.5 DU/AC

c. CURRENT ZONING DESIGNATION: R-1

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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 attached Amended plan text

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?) Single family detached residential, similar to adjacent communities. Quarry to be reclaimed per current Comprehensive Plan text

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: _____ TOTAL Gross Square Feet: _____

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space	30%	1,306,800
Industrial		
Residential*	70%	3,244,408
TOTAL	**100%**	4,551,208

**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 (Circle 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	100%		
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			

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 August 3, 2009 and September 16, 2009 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
1063 01 0004B	N/A	VULCAN LANDS INC,	ATTN PROPERTY ADMINISTRTR PO	75.3233	7099 3400 0012 3111 0773
1064 01 0001B	N/A	VULCAN LANDS INC,	ATTN PROPERTY ADMINISTRTR PO	4.8969	7099 3400 0012 3111 0773
1064 01 0020B	N/A	VULCAN LANDS INC,	ATTN PROPERTY ADMINISTRTR PO	29.0798	7099 3400 0012 3111 0773
1064 01 0023	9305 PENWILL DR	VULCAN LANDS INC,	4401 PATTERSON AV WINSTON SA	1.0945	7099 3400 0012 3111 0780
1064 01 0024	9301 PENWILL DR	VULCAN LANDS INC,	PO BOX 4239 WINSTON SALEM NC	1.2259	7099 3400 0012 3111 0773
1064 01 0025	N/A	VULCAN LANDS INC,	4401 PATTERSON AV WINSTON SA	1.9407	7099 3400 0012 3111 0780

7. The area immediately north of the existing quarry operation is planned for residential use at .1-.2 dwelling unit per acre.~~ As an option, Parcels 106-3((1))4B, 106-4((1))1B and 20B pt. (not including property adjacent to the north side of Peniwill Drive) may be appropriate for an expansion of the existing quarry to the south, located in Community Planning Sector LP1 in Area IV.~~ Industrial uses ~~other than the expansion of the quarry~~ are not planned in this area nor should they be permitted. The existing quarry operations are incompatible with the surrounding residential character of the community and should be discontinued at the earliest possible time, but no later than the expiration of its Special Permit Application (SPA-82-V-091-05). As this area is adjacent to lands planned for very low density residential use~~,~~; accordingly, until its closure, the quarry ~~expansion area~~ should be limited in size and well buffered from adjacent parcels. In addition, the environmental impacts of the ~~expansion~~ quarry should be mitigated and safe and adequate road access provided. The ~~expansion of the~~ quarry in this location is ~~only~~ inappropriate and~~if~~ the following conditions should be ~~are~~ met until its closure:
   - The current operating conditions remain in effect;
   - The ~~expansion of the~~ quarry pit and operations should be limited in size and location to insure that the impact of this use on surrounding uses is mitigated. This will ~~provide for a supply of stone resources sufficient to meet demand for many years while~~ assur~~ing~~e the quarry ~~expansion~~ will be finite in this location and will protect the residential character of the areas to the north, east and west from ~~further~~ encroachment ~~expansion~~ of non-residential uses;
   - The proposed pit ~~expansion~~ area should be limited to approximately 30 acres in the southern portion of Parcel 106-3((1))4B and should be contiguous with the existing pit located in Area IV; storage and equipment areas, settlement ponds, and access ways should be located on approximately 30 to 40 acres; and a buffer area should consist of approximately 45 to 55 acres. This vegetative buffer should be provided around the periphery of the site and should include Environmental Quality Corridors (EQCs) and the maximum amount feasible of mature hardwood forests. In addition to including EQC and forest areas, this vegetative buffer should be 100 to 200 feet in width to protect all existing or planned residential development from noise and visual impacts of the quarrying operations. Supplemental plantings should be provided in the buffer where no mature trees exist;
   - The direct and the indirect environmental impacts of ~~any proposed~~ quarry ~~expansion~~ operations should be appropriately mitigated. The ~~scope of the quarry expansion should be designed to balance efficient stone removal with~~ preservation of significant environmental resources such as EQCs and adjacent upland hardwood tree cover should be prioritized. In addition to the buffer area described above, other critical EQC areas and significant areas of upland hardwood forest cover adjacent to the EQCs should be preserved to the

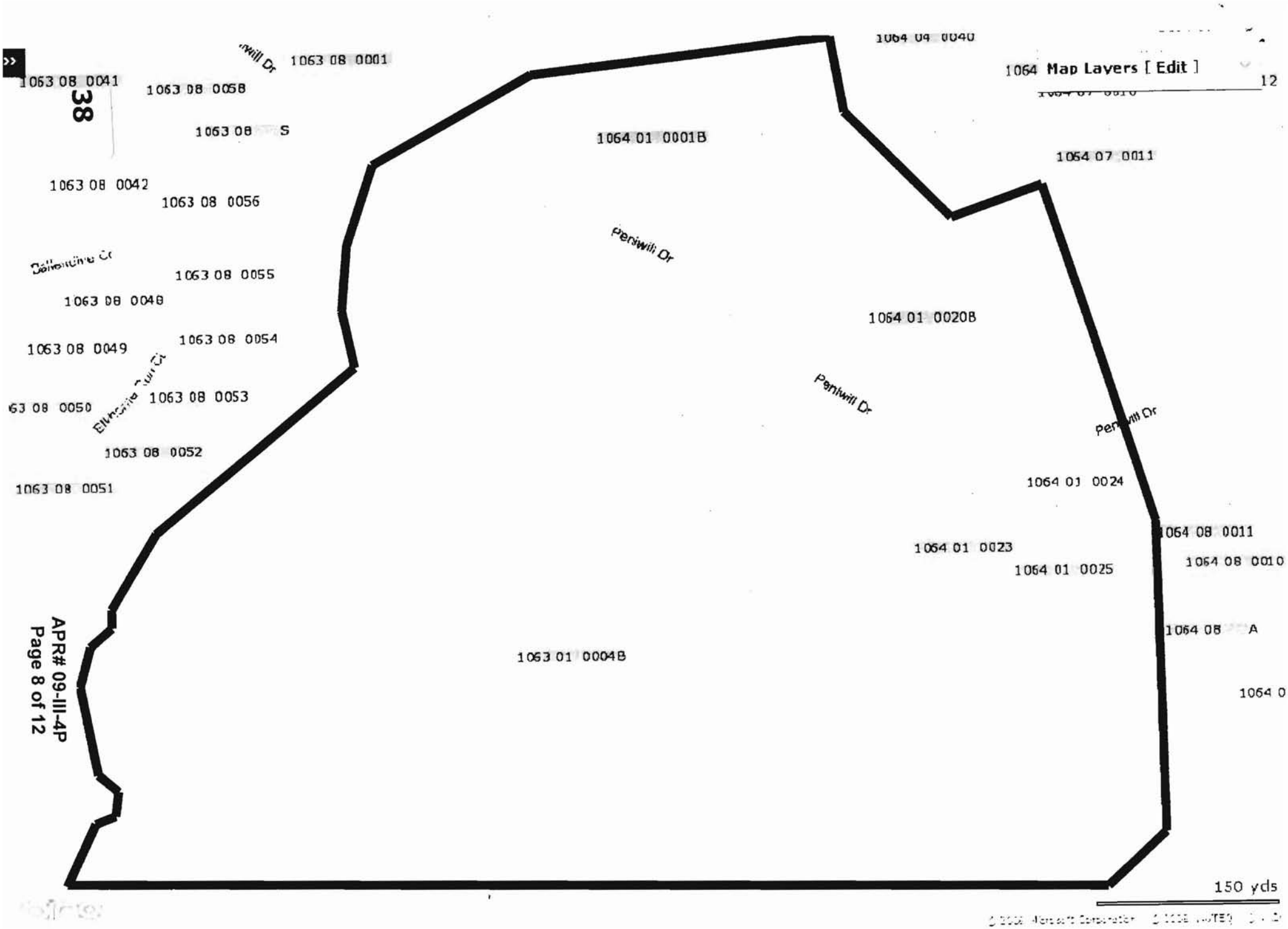
maximum extent feasible. The applicant should comply with all requirements of the Chesapeake Bay Preservation Act in its restoration of this area upon cessation of operations;

- The quarry ~~expansion~~ should be carefully planned and monitored to provide siltation basins that will contain sediment on-site and prevent off-site discharges that could adversely impact water quality. The pit drainage system should be carefully designed to maintain pre-quarry drainage patterns to the extent feasible. Tree cover on the site should be maintained as long as possible. ~~Erosion and sediment controls should be in place prior to any clearing of expansion areas~~ There should be no additional clearing of land;
- The quarry operator should provide necessary improvements at the site entrance to Route 123 (Ox Road) and along Route 123 (Ox Road) near the intersection as may be required by Virginia Department of Transportation (VDOT);
- The ~~proposed expansion of the~~ quarry should only use the existing access road through the Water Authority property. A second access for emergency vehicles only should be provided to Route 123 (Ox Road). No use of any additional access points is recommended along Route 123 for daily quarry operations; and
- Alternative public street access to Route 123 (Ox Road) should be provided to the residential land west of Elk Horn Run and should be well-buffered from all quarrying operations.

JUSTIFICATION

Southern Fairfax County has evolved significantly in the past 40 years. An area that was once dominated by the District of Columbia Department of Corrections site is now considered to be the southern "gateway" to the Nation's Capital, Fairfax County and the community. The Comprehensive Plan currently states that development within the region "is envisioned to contribute to an attractive "Gateway to Fairfax County and to the National Capital Area."

Some negative (or "disruptive") uses such as landfills and prison facilities have been replaced by parks and schools to service the community. The area is poised to benefit from the explosive growth of the region, but is tainted and being restrained by quarries, landfills, recycling centers and the attendant truck traffic. Since the Noman Cole Sewage Treatment plant and the Fairfax Water Facility are to be retained for the long-term, and given the high concentration of other disruptive uses within Southern Fairfax County, the community does not support the expansion or continued operations of the Vulcan Quarry and similar uses in Southern Fairfax County. All such operations should be discontinued at the earliest possible time, and the Vulcan Quarry should be closed as soon as possible, but no later than the expiration of its Special Permit Application (SPA-82-V-091-05). This use, its blasting operations and truck traffic are inconsistent with the prevailing residential character of the community and the quarry inhibits the natural and orderly expansion of compatible high quality housing, particularly to serve those contractors and their employees moving to the area as a result of the Base Realignment and Closure (BRAC) Act.



APR# 09-III-4P
Page 8 of 12

November 3, 2009

Via electronic mail (Aaron.Klibaner@fairfaxcounty.gov) and U.S. Mail

Aaron Klibaner, AICP
Planner II
Planning Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 730

Fairfax, Virginia 22035

RE: PC 2009- 065 MV Revisions

Dear Aaron:

Thank you for taking the time out of your busy schedule to meet with Linwood Gorham and me regarding the above referenced nomination. As we discussed in our meeting and subsequent conversations, The South County Federation nomination was intended to align the current text of the Comprehensive Plan for the Pohick District with the community's vision for this area. We now realize that in our efforts to be thorough and transparent, we may have unintentionally incorporated parcels that were inappropriate for this nomination. To clarify our intent, please find attached a revised nomination form and parcel map.

As the Property Information Table will demonstrate, we notified all of the property owners with our initial submission.

Thank you again for your assistance in this important matter.

Sincerely,
The South County Federation

Michael J. Grogan
President

cc: Earl Flanagan, Planning Commissioner, Mount Vernon District
Tim Sargeant, Planning Commissioner, At-Large
Marianne Gardner, Fairfax County Department of Planning & Zoning

Klibaner, Aaron K.

From: Klibaner, Aaron K.
Sent: Monday, October 26, 2009 11:05 AM
To: 'mgrogan@wrginc.com'
Cc: Gardner, Marianne; 'Earl Flanagan'; 'linwoodg@cox.net'
Subject: RE: Map of Rec. #7

Mike-

I would include Parcels 106-4((1)) 1B and the portion of 20B north of Peniwill Drive, and also Parcels 23, 24 and 25. None of these parcels is presently within the confines of the quarry operations. All five of these parcels are also within the area covered by Recommendation #7. The quarry has clearly already expanded onto and covers the majority of Parcel 106-3 ((1)) 4B, and even though this parcel is also part of Recommendation #7, the mapped area of #7 can be changed so that 4B is no longer a part of it. So, my advice would be to leave that parcel (4B) out of your proposed language.

Aaron

Aaron Klibaner, AICP
Planner II
Planning Division
Fairfax County Department of Planning & Zoning
703-324-1232 phone
703-324-3056 fax
Aaron.Klibaner@fairfaxcounty.gov

From: Michael Grogan [mailto:mgrogan@wrginc.com]
Sent: Friday, October 23, 2009 4:03 PM
To: Klibaner, Aaron K.
Cc: Gardner, Marianne; 'Earl Flanagan'; linwoodg@cox.net
Subject: RE: Map of Rec. #7

Aaron-

Thank you for sending this along.

I had a couple of minutes this afternoon to look at this again, but I am still confused as to which parcels should be included in the nomination. Based on the ambiguous message below, I trust that you're finding this to be as hard as I am. As you know, our intention with this nomination is, and has always been, to change the Comprehensive Plan as it relates to quarrying operations in The Dominion Community Planning Sector within the Pohick District.

On page 59 of the Comprehensive Plan for the Pohick Planning District, it states, "Figure 29 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted." Figure 29 is on the following page, and I believe that you have accurately (as possible) indicated the geographic location of Recommendation #7 on the map attached to the message below.

I also agree that the text only specifically mentions the parcels you note as the permitted area of quarry expansion. However since the text makes land use recommendations for all parcels within Recommendation #7, I am unsure as to whether we should include all of these parcels or just Parcels 106-3((1)) 4B, 106-4((1)) 1B and a portion of 20B in our nomination.

Please advise as to the proper parcels for our nomination. If your recommendation is to include all parcels as shown on your map, could you please send a list of all parcels falling within the boundaries of Recommendation #7 so we can make the necessary modifications to our nomination?

Thank you in advance for your cooperation in this important matter.

Regards,

Mike Grogan
President
The South County Federation
(202) 223-6900
(703) 346-6309 cell
mgrogan@wrginc.com

From: Klibaner, Aaron K. [mailto:Aaron.Klibaner@fairfaxcounty.gov]
Sent: Friday, October 16, 2009 11:08 AM
To: mgrogan@wrginc.com; linwoodg@cox.net
Cc: Gardner, Marianne
Subject: Map of Rec. #7

Dear Mike and Linwood:

As requested by you, we reviewed the Plan text for Recommendation # 7 to determine whether Parcels 106-4((1)) 23, 24 and 25 are included in the quarry expansion area. We believe that the expansion area does not include these parcels because the Plan text does not specifically mention them.

I have attached a map of Recommendation # 7 for reference. Please contact me if there any outstanding issues.

Thank you,

<<P5 CPS rec 7 map.pdf>>
Aaron

Aaron Klibaner, AICP
Planner II
Planning Division
Fairfax County Department of Planning & Zoning
703-324-1232 phone
703-324-3056 fax
Aaron.Klibaner@fairfaxcounty.gov

Klibaner, Aaron K.

From: Klibaner, Aaron K.
Sent: Tuesday, November 03, 2009 4:17 PM
To: 'mgrogan@wrginc.com'
Subject: RE: Revisions to PC 2009-065 MV

Thank you Mike, everything looks fine, your nomination submission is now complete.

Aaron

Aaron Klibaner, AICP
Planner II
Planning Division
Fairfax County Department of Planning & Zoning
703-324-1232 phone
703-324-3056 fax
Aaron.Klibaner@fairfaxcounty.gov

From: Michael Grogan [mailto:mgrogan@wrginc.com]
Sent: Tuesday, November 03, 2009 4:11 PM
To: Klibaner, Aaron K.
Cc: Gardner, Marianne; Tim.J.Sargeant@dom.com; 'Earl Flanagan'
Subject: Revisions to PC 2009-065 MV

Aaron-

Please find enclosed the info we discussed and a cover letter.

Contact me with any questions

Best Regards,

Mike

Michael J. Grogan
President
The South County Federation
mgrogan@wrginc.com

A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **APR ITEM:** 09-III-5P

NOMINATOR(S): Steven F. Teets on behalf of E and A I and G Lorton Valley Limited Partnership

ACREAGE: 21.97 acres

TAX MAP I.D. NUMBERS: 106-2 ((1)) 9a and 9b; 106-2 ((7)) 1, 4, and 5

GENERAL LOCATION: Northeast side of Ox Road, across from Palmer Drive

PLANNING AREA: III
District: Pohick
Sector: Dominion (P5)

ADOPTED PLAN MAP: Residential use at a density of 0.5-1 dwelling unit per acre (du/ac)

ADOPTED PLAN TEXT: Residential use at a density of 0.5-1 du/ac with an option for shopping center up to 125,000 square feet (SF)
For complete Plan text see http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/pohick.pdf, Page 64

PROPOSED PLAN AMENDMENT: Residential use at a density of 0.5-1 du/ac with an option for shopping center up to 125,000 SF to include free-standing retail use

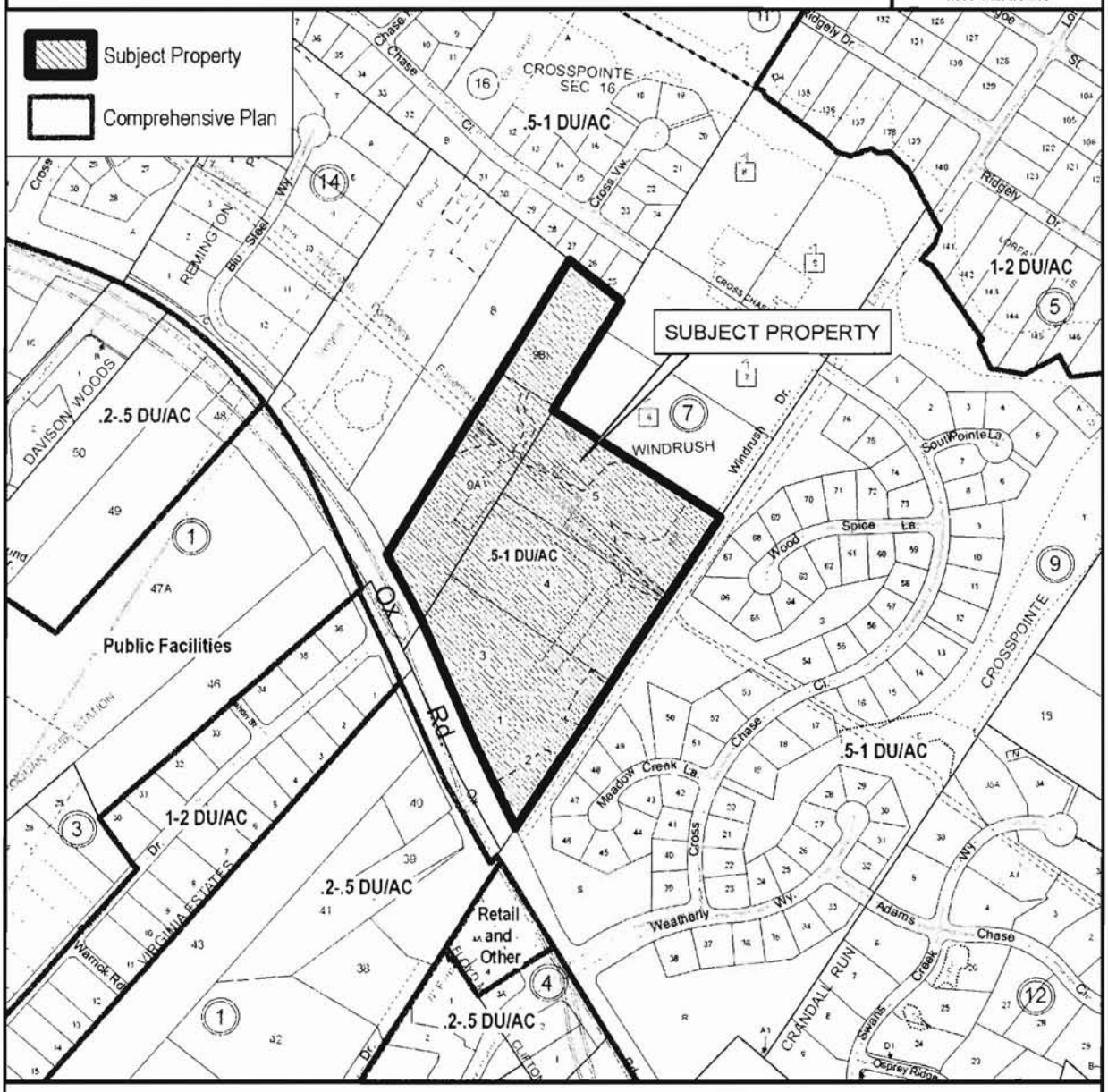
---

SUMMARY OF STAFF RECOMMENDATION:
___ Approve Nomination as Submitted
_x_ Approve Staff Alternative
____Retain Adopted Plan

The current Comprehensive Plan recommends that free-standing retail uses should not be included within the Plan option due to the residential character of the area. No change in circumstance in the area has occurred to the area that would warrant an amendment to the recommendation about free-standing uses. The staff recommendation for an alternative involves a proposed change that is editorial in nature in order to update the Tax Map parcel references for the subject area.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR #
09-III-5P
MT. VERNON



Subject Property Current Plan: Residential use at a density of 0.5-1.0 du/ac with option for neighborhood shopping center up to 125,000 S.F. with conditions. One condition prohibits free-standing retail

Nominated Plan Change: Residential use at a density of 0.5-1.0 du/ac with option for neighborhood shopping center up to 125,000 S.F. to include free-standing retail and other conditions

Staff Recommendation: Adopt Staff Alternative

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2010

CONTEXT

General Location:
The approximately 22-acre subject property is located on the northeast side of Ox Road, across from the intersection with Palmer Drive, and southwest of the William Halley Elementary School.

Existing and Planned Land Use and Zoning:

Subject property: The majority of the subject property contains the Shoppes at Lorton shopping center, which is comprised of approximately 109,500 SF of retail use and includes a grocery store and service station. There are no free-standing retail uses in the existing shopping center. A 2.2-acre portion of the subject property, Tax Map Parcel 106-2 ((7)) 9b is private open space that was dedicated to the Crosspointe Homeowners' Association as part of the rezoning that resulted in the current development. Parcel 9b is no longer part of the shopping center and is involved in this Plan amendment only because the adopted Plan recommendation references the former Tax Map number, Tax Map parcel 106-2 ((7)) 9. Parcel 9 has been subdivided into parcels 106-2 ((7)) 9a and 9b. There is no proposed land use change to Parcel 9b in nomination 09-III-5P.

The subject property is located in the P5 Dominion Community Planning Sector of the Pohick Planning District in Area III of the Comprehensive Plan. The subject property is planned for residential use at a density of 0.5 to 1 du/ac. The property has an option for development as a neighborhood shopping center, not to exceed 125,000 SF. The Plan has a number of conditions for this option, including the prohibition of free-standing uses and design guidance that describes landscaping, berming, signage, lighting, building height, and design. The recommendation also states that the development should be designed as a single, integrated center, and the center should not appear as a strip commercial center. These design recommendations work to reduce the impact of the commercial use on the adjacent low-density residential area and were an important part of the original approval of this option for commercial use in this area.

Adjacent Area: The Dominion Community Planning Sector surrounds the subject property and is planned, zoned, and characterized by low-density residential uses.

Northeast, Northwest, and Southeast: Crosspointe subdivision and an existing single-family house, not associated with the subdivision, generally surround the subject property to the northwest and southeast. The subdivision and house are planned for residential use at a density of 0.5-1 du/ac and zoned PDH-1 and R-1, respectively. The single-family house also has a Plan option for an assisted living facility. A few, non-residential uses also are located northwest and northeast the subject property, including the William Hanley Elementary School, located northeast of the subject property, and the New Hope Church, located northwest of the subject property. Although the existing uses are non-residential for these properties, they are planned for residential use at a density of 0.5-1 du/ac and zoned R-1.

Southwest: Low density residential uses and vacant land are located to the west and south of the subject property. The Virginia Estates neighborhood, other residences, and vacant land are

planned for residential use at 1-2 du/ac, .2-.5 du/ac, and public facilities, respectively, and zoned R-1.

PLANNING HISTORY

The subject property was involved in the 1990-1991 Planning Horizons effort, which added the option for the retail shopping center and the conditions for redevelopment. The Plan recommendations for this property have not been amended since that time. The option and associated conditions were implemented during a rezoning of the property (RZ 89-V-059). The rezoning did not include a free-standing use, as per the Plan condition, which was reaffirmed during a special exception and proffer condition amendment for a service station and quick service food store (SE 00-V-031/PCA 89-V-059) in May 2001. The approval of the SE/PCA permitted the station and store provided that they were attached to the end of the shopping center. The staff report for the SE/PCA speaks to the revision to the original proposal for the service station as a free-standing pad site, due to the importance of the conditions in the Plan.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, Area III, Pohick Planning District, P5 Dominion Community Planning Sector, page 64, as amended through January 26, 2009:

> "8. Parcels 106-2((7))1-5 and the southern portion of Parcel 106-2((1))9 corresponding to the northern boundary of Parcel 106-2((7))5, at the northeast quadrant of Windrush Drive and Route 123 are planned for residential development at .5-1 dwelling unit per acre as shown on the Plan map.
>
> ...
>
> - The shopping center includes a supermarket of approximately 30,000 to 60,000 square feet to serve the surrounding residential area. The center, because of its residential setting, should have no free-standing retail structures;
>
> ...
>
> - The retail development should provide at least a two-acre site for active recreational use, such as a soccer field. This recreational site should be provided in the northern portion of Parcel 106-2((1)) 9 and should not be rezoned for commercial use as it is meant to be part of the buffer area for the site..."

NOMINATED PLAN AMENDMENT

The nomination proposes an amendment to the Plan option, which would recommend that one free-standing retail structure up to 5,500 SF would be appropriate for the subject area. The planned maximum square footage of the shopping center is not proposed to change.

ANALYSIS

Land Use:
There has been no change in circumstance in the area that would warrant an amendment to the recommendation about free-standing uses. The surrounding area is characterized by

predominantly residential neighborhoods, and the concern about the impact of free-standing uses on the adjacent neighborhood has not changed. The addition of a free-standing use, as proposed would adversely impact the character of the area by increasing the strip-commercial nature of the shopping center. Furthermore, the concern would be exacerbated if the free-standing retail use includes a drive-through window. The nomination does not specify whether a drive-through use would be included or excluded. Finally, it is uncertain how the addition of the proposed architectural and landscaping treatments would supersede this concern.

Transportation

The proposed amendment would result in neither an increase, nor decrease in trip generation per the Institute of Transportation Engineers data, unless a drive-thru use is associated with the free-standing retail. Options for free-standing uses, such as banks and fast-food restaurants, may include drive-thru windows. Drive-thru uses generally result in higher trip generation rates as compared to the non-drive-thru uses. The nomination does not address whether a drive-thru window would be included in the Plan. If included, the nomination would likely result in a higher trip generation as compared to the current Plan.

RECOMMENDATION

The current Plan reflects a Tax Map reference, Tax Map Parcel 106-2 ((7)) 9 that no longer exists. The parcel has been subdivided into Tax Map Parcels 106-2 ((7)) 9a and 9b. Parcel 9b was dedicated to the Crosspointe Homeowners' Association, as stated previously. Revising the text to reflect the current Tax Map numbers, as shown below, would provide additional clarity in the text. Staff recommends that the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined, text proposed to be deleted is shown as ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, Area III, Pohick Planning District, P5 Dominion Community Planning Sector, page 64, as amended through January 26, 2009:

"8. Parcels 106-2((7))1-5 and ~~the southern portion of Parcel~~ 106-2((1))9b ~~corresponding to the northern boundary of Parcel 106-2((7))5~~, at the northeast quadrant of Windrush Drive and Route 123 are planned for residential development at .5-1 dwelling unit per acre as shown on the Plan map.

...

- The retail development should provide at least a two-acre site for active recreational use, such as a soccer field. This recreational site should be provided ~~in the northern portion of~~ on Parcel 106-2((1)) 9b and should not be rezoned for commercial use as it is meant to be part of the buffer area for the site..."

NOTE: The Comprehensive Plan Map would not change.

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PC 2009-002

REVISED - via hand delivery 10/27/2009

APR
Area Plans Review

2009-2010 SOUTH COUNTY AREA PLA

APR# 09-IV-5P

ORM

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: Steven F. Teets Daytime Phone: 803-760-9687

Address: 1901 N. Main Street #900, Columbia, SC 29201

Nominator E-mail Address: steets@edensandavant.com

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

THIS BOX FOR STAFF USE ONLY

Date Received:

Date Accepted:

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.
Steven F. Teets is an employee and authorized to sign on behalf of E and A I and G Lorton Valley Limited Partnership

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐Braddock ☐Lee ☐Mason ☒Mount Vernon ☐Springfield

Total number of parcels nominated: 5

Total aggregate size of all nominated parcels (in acres and square feet): 21.97 acres 957,179 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: See attached sheet which which is from the current Comprehensive Plan. #8 is the subject parcel.

b. CURRENT PLAN MAP RECOMMENDATION: Residential 0.5 to 1 D.U. per acre

c. CURRENT ZONING DESIGNATION: C-6 Zoning Case 89-V-059 with proffers

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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 attached Sheet for the recommendation and Description

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 attached Sheet for the recommendation and Description

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: * See attached TOTAL Gross Square Feet: * See attached

Categories	Percent of Total FAR	Square feet
Office		
Retail		125,000 maximum
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 (Circle 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)			

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 August 3, 2009 and September 16, 2009 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
106-2 ((7)) 1**	9005 Ox Road	All 4 parcels are owned by:		5.9	n/a
106-2 ((7)) 4	9000 Windrush Drive	E and A I and G Lorton Valley,	1901 Main Street,	5.0	n/a
106-2 ((7)) 5	8920 Windrush Drive	Limited Partnership	Columbia, SC 29201	5.0	n/a
106-2 ((1)) 9a	8919 Ox Road			3.9	n/a
106-2 ((1)) 9b	none	Crosspointe Swim	8275 GLEN EAGLES LA	2.2	
		and Racquet, inc.	FAIRFAX STATION VA 22039		
	all are Lorton, VA 22079	Please note, addresses are per the	tax office, actual addresses are	8911 to 8991	Ox Road, Lorton, VA 22079
	** The Tax Map shows this	as 1,2 and 3 while Assessments	lists it as Parcel 1		

PART 4a.

residential land west of Elk Horn Run and should be well-buffered from all quarrying operations.

8. Parcels 106-2((7))1-5 and the southern portion of Parcel 106-2((1))9 corresponding to the northern boundary of Parcel 106-2((7))5, at the northeast quadrant of Windrush Drive and Route 123 are planned for residential development at .5-1 dwelling unit per acre as shown on the Plan map. This area may be appropriate for development as a neighborhood shopping center, not to exceed 125,000 gross square feet, if the following conditions are met:

   - The site is at least 20 acres;
   - The shopping center includes a supermarket of approximately 30,000 to 60,000 square feet to serve the surrounding residential area. The center, because of its residential setting, should have no free-standing retail structures;
   - This retail development must be designed to complement and not adversely impact the low density residential character of the adjacent area. This should be accomplished through a combination of berming and landscaping that adequately screens the retail center and complements the low density residential character planned and established in this area. The applicant should show how the impacts of the shopping center development upon nearby residential properties will be mitigated as well as demonstrate that the shopping center will not preclude residential development on adjacent parcels. Parking areas should be sufficiently landscaped. Retail signage, lighting, and planting should be well-integrated and not impact the surrounding residential neighborhoods. The development should be designed as a single, integrated center and not appear as a strip commercial center. Building heights should not exceed 35 feet. The site design should take into account environmental constraints;
   - Primary access should be from Route 123; and
   - The retail development should provide at least a two-acre site for active recreational use, such as a soccer field. This recreational site should be provided in the northern portion of Parcel 106-2((1))9 and should not be rezoned for commercial use as it is meant to be part of the buffer area for the site. Pedestrian access from the adjacent residential communities should be provided. Parking for the soccer field area should be shared with the shopping center.

9. Parcels 97-4((1))29A-D located south of Silverbrook Road near its intersection with Oak Chase Circle are planned and developed as neighborhood retail/office use not to exceed .25 FAR. The adjacent parcel 97-4((1))16 is planned for residential use at .5-1 du/ac. However, this parcel may be considered for neighborhood retail or office use not to exceed .25 FAR, provided that no automobile-oriented uses that would negatively impact the adjacent residential uses are allowed. Automobile-oriented uses such as fast food restaurants, gas stations, and vehicle service and repair uses should not be allowed. Vehicular access should be provided through the existing adjacent commercial development. Any commercial development should be adequately screened and buffered from adjacent residential uses.

10. The area between existing and realigned Ox Road, south of the Fairfax County Parkway is planned for residential use at .2-.5 dwelling unit per acre, as shown on the Plan map.

    The area between existing and realigned Ox Road, north of the Fairfax County Parkway is planned as follows:

APR

Steven F. Teets, Nominator

PART 4

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION

The proposal is to change the language on Page 64 of the Area III Plan. Specifically, the second bullet point under #8 which states:

"The shopping center includes a super market of approximately 30,000 to 60,000 square feet to the serve surrounding residential area. The center, because of its residential setting, should have no free standing retail structures."

And changed to:

The center, because of its residential setting, should be limited to only one (1) free standing retail structure of no more than 5,500 square feet, in addition to the main structure, so long as it is architecturally treated and sufficiently landscaped so as not to impact the surrounding residential neighborhoods.

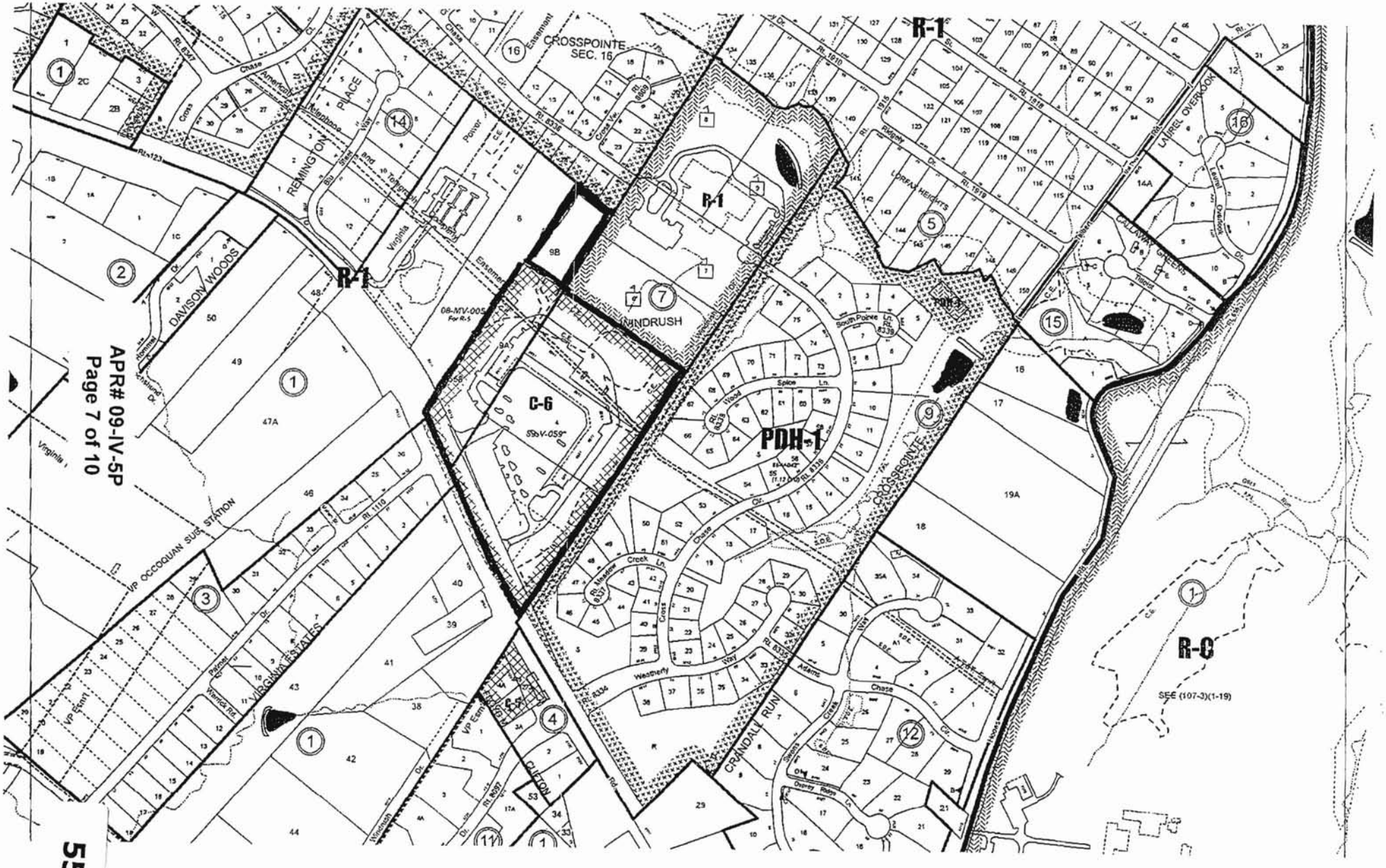
e. DESCRIBE

The intent of the addition of 1 free standing retail structure would be to in reality an enhancement to the residential feel of the center. A structure, with proper architecture and landscaping, positioned along Ox Road would both, block the view corridor into the large parking field, but also act as a "closed in feel" to the internal parking lot, making it a more intimate surrounding with structures surrounding all sides of the parking fields.

g. TOTAL Floor Area Ratio

There is no change contemplated with the allowable FAR on this site. The 0.4 is the current designation as it relates to residential. A shopping center of up to 125,000 s.f. is allowed per the current Comprehensive Plan. The existing shopping center is currently built with 119,500 s.f. of Gross floor Area. An additional 5,500 s.f. building would make the center 125,000 s.f. Again, no change of F.A.R. or the maximum allowed commercial total allowable is proposed in this nomination.

PART 5 : MAP OF SUBJECT PROPERTY



106-2

APR

Steven F. Teets, Nominator

JUSTIFICATION

Planning views and Retail Needs are extremely similar in that they change or re-invent themselves every 5-6 years to meet the demands of a changing populace.

The proposed minor change to the Comprehensive Plan language for this property is not really an oversight but a modification to those changing ideas.

The plan language change to allow for a free standing structure is one to allow positioning of an architecturally pleasing building to break up the view of the large parking field and more come in line with current planning standards that the placement of buildings along major roadways, if treated correctly, enhances it's neighborhood feel as opposed to distracting the property from the neighborhood.

We feel the intent of this elements of the Comp Plan language for this property were seen with its development and we believe this minor change will potentially allow for an even better property with more chances to succeed.

EDENS & AVANT

Sent USPS Certified Mail #7009 1680 0001 1680 0034

October 27, 2009

Crosspointe Swim and Racquet, Inc.
8275 Glen Eagles Lane
Fairfax Station , VA 22039

Re: **Area Plans Review Nomination**

Dear Sir or Madam,

In accordance with Fairfax County, we are providing written notification of our intent to change the comprehensive plan language for a property you own in Fairfax County, that was at one time part of a Rezoning.

Your parcel is a Stormwater Management Pond shown as Tax Map Parcel 106-2 ((1)) 9b and according to Tax Records has no address but is known as Village Center at Route 123 Outlot A.

We, E and A I and G Lorton Valley Limited Partnership, owners of 4 of the other nominated parcels, Parcels 106-2 ((7)) 1, 106-2 ((7)) 4, 106-2 ((7)) 5 and 106-2 ((1)) 9a which currently has a 119,500 s.f. shopping center anchored by a Giant Food. We have attached a Map showing the Nominated area, which also shows your Parcel 9b which currently has a Storm Water Pond on it.

We have also included a copy of what changes we are nominating to Fairfax County, which outlines our intention for the property.

I am available for any questions you may have on this subject. My name, phone number and address as well as email are included below.

You also can find out more at the Fairfax county APR web site : www.fairfaxcounty.gov/dpz/apr or you can call the Planning Commission Office of Fairfax County at 703-324-2865.

I look forward to any questions or concerns you may have.

Sincerely,

Steven Teets (SL)

Steven F. Teets
Project Manager

steets@edensandavant.com
1901 North Main Street, #900
Columbia, SC 29201
(803) 760-9687

7200 Wisconsin Avenue Suite 400 | Bethesda, M ... fax 301.652.3588 | www.edensandavant

EDENS&AVANT

7200 Wisconsin Avenue Suite 400 Bethesda, MD 20814

CERTIFIED MAIL™

7009 1680 0001 1680 0034

Crosspointe Swim and Racquet, Inc.
8275 Glen Eagles Lane
Fairfax Station , VA 22039

A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **APR ITEM:** 09-IV-1LP

NOMINATOR(S): Linwood Gorham on behalf of the South County Federation

ACREAGE: N/A

TAX MAP I.D.: N/A

GENERAL LOCATION: Generally located east of Hooes Road, south of the Fairfax County Parkway, west of the eastern boundary of Fort Belvoir and north of the Potomac River.

PLANNING AREA: IV
District: Lower Potomac
Sector: N/A
Special Areas: N/A

ADOPTED PLAN MAP: N/A

ADOPTED PLAN TEXT: See Adopted Comprehensive Plan Text section

PROPOSED PLAN AMENDMENT: Add the following bullet to the Lower Potomac Planning District, Overview, Major Objectives section, page 3, and Lorton-South Route 1 Community Planning Sector Major Objectives, Land Use section page 63:

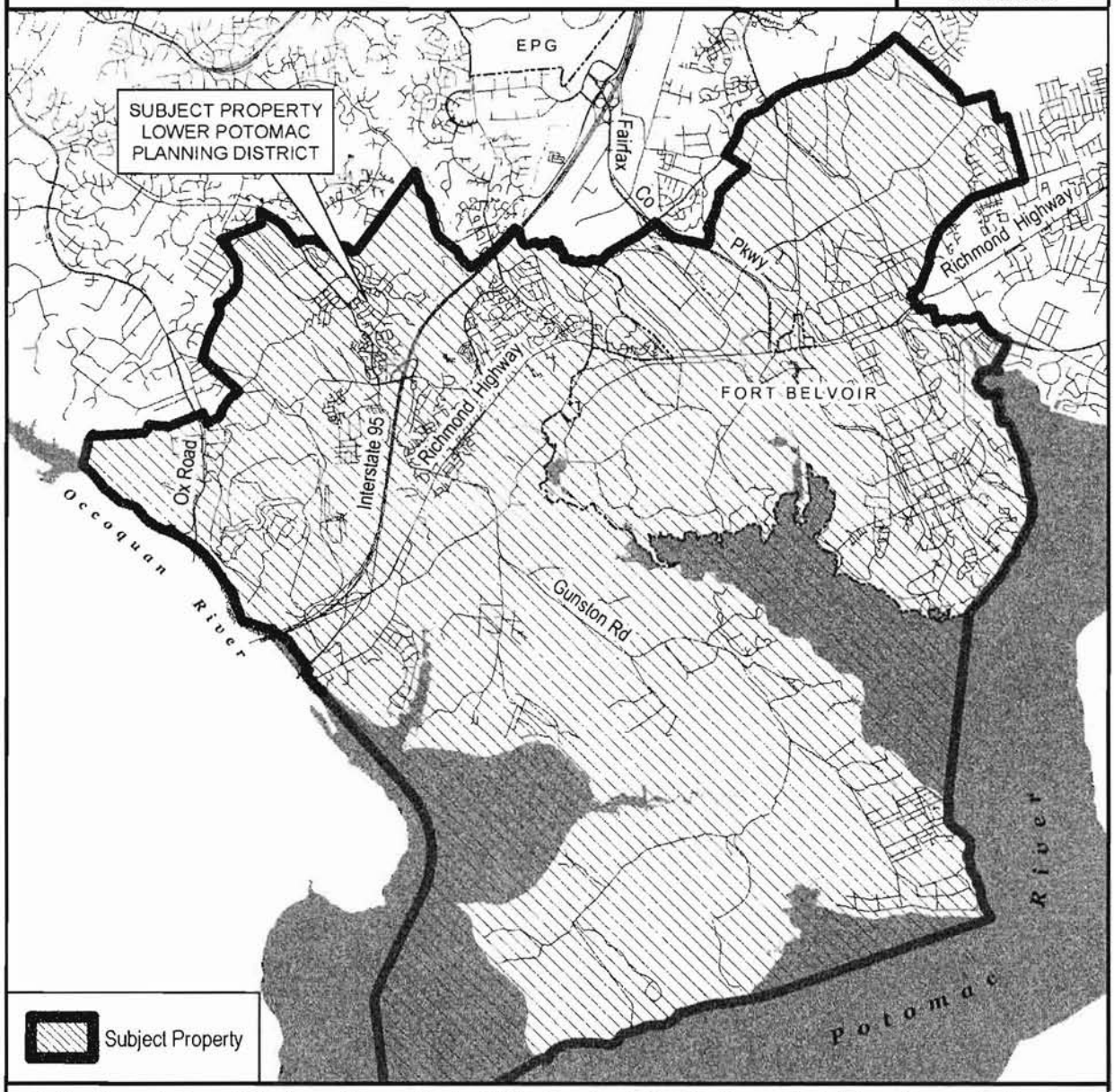
- "Keep the skyline as natural and green as possible. Promote building height that is consistent or lower than the tree canopy"

SUMMARY OF STAFF RECOMMENDATION:
___ Approve Nomination As Submitted
___ Approve Staff Alternative
_X_ Retain Adopted Plan

The proposed nomination has merit in that it seeks to achieve compatibility between existing development and new development, and to ensure that the design of new development respects the natural topography and existing tree cover of the Lower Potomac Planning District. However, the proposed building height limit is vague and would be difficult to implement. Therefore, staff recommends that the adopted Plan be retained.

LOCATION MAP FOR SUBJECT PROPERTY
THE SUBJECT PROPERTY FOR 09-IV-1LP IS COMPRISED OF
THE LOWER POTOMAC PLANNING DISTRICT

2009-2010 SOUTH COUNTY APR #
09-IV-1LP
MT. VERNON



Subject Property Current Plan: Lower Potomac Planning District, Overview, Major Objectives section includes guidance related to establishing focal points for development, preserving stable residential areas, pedestrian links, adequate buffering between residential and non-residential areas, adequate parks and open spaces and protecting sensitive environmental and historic resources.

Nominated Plan Change: Lower Potomac Planning District, Overview, Major Objectives section add new bulleted text "Keep the skyline as natural and green as possible. Promote building height that is consistent or lower than the tree canopy."

Staff Recommendation: Retain the Adopted Plan.

1 MILE

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
BASE MAP DATA CURRENT TO APRIL 2010

CONTEXT

General Location:

The nomination concerns the entire Lower Potomac Planning District. The subject area is generally located east of Hooes Road, south of the Fairfax County Parkway, west of the Eastern boundary of Fort Belvoir, and north of the Potomac River.

Lower Potomac Planning District-Wide Recommendations:

The Lower Potomac Planning District, Overview, Major Objectives section, and the Lorton-South Route 1 Community Planning Sector, Major Objectives, Land Use section both include objectives that relate to creating a sense of place, preserving stable residential neighborhoods, adequate provision of open space, and protecting heritage resources. These overall objectives serve as a guide for the future character of the Planning District, especially for areas with no specific Plan recommendations.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Lower Potomac Planning District, amended through 5-4-2009, Overview, Major Objectives, page 3:

"MAJOR OBJECTIVES

Planning objectives in the Lower Potomac Planning District are:

- Create a focal point of development or "Town Center" which includes retail businesses, office uses, cultural facilities and community services and establishes a strong "sense of place" and positive image for the Lorton-South Route 1 area;
- Preserve stable residential areas through infill development of a character and intensity or density that is compatible with existing residential uses;
- Limit commercial encroachment into residential neighborhoods and establish a clearly defined "edge" between commercial and residential areas;
- Encourage pedestrian access to retail and mixed-use areas;
- Encourage the creation of additional parks, open space and recreation areas and acquisition of additional acreage in environmentally sensitive areas as part of the Environmental Quality Corridor program;
- Identify, preserve and promote awareness of heritage resources through research, survey and community involvement; and
- Provide adequate buffering and screening and appropriate transitional land uses between residential areas and non-residential uses."

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Lower Potomac Planning District, Lorton-South Route 1 Community Planning Sector, amended through 5-4-2009, Major Objectives, Land Use, page 63:

"MAJOR OBJECTIVES

Land Use

Develop a strong "sense of place" and positive image for the Lorton-South Route 1 area:

- Implement the positive image and sense of place through the "Town Center" concept and provide for retail, governmental and commercial offices, cultural facilities, and community services at the Center and at other key sub-units;
- Reinforce the "Town Center" land use concept with a transit center for local and regional bus service and the Lorton commuter rail station. Such transportation services should be connected to neighborhoods by vehicular, bicycle and pedestrian access;
- Strengthen the concept that the planning area is the southern "gateway" to the National Capital Area through encouraging "gateway" land uses and roadside visual improvements; special emphasis should be placed on preserving or restoring landscaped or natural treed open space along major roadways;
- Proposed land uses should be limited to those uses which will promote an improvement in the image of the area;
- Preserve and add vegetation and other landscape and streetscape elements to the Richmond Highway Corridor;
- Provide access into the core of large parcels of industrial use, so that these operations are shielded from view;
- Locate heavy industrial uses away from the roadways; Add extensive landscaping, screening and/or other buffering at the roadway edges;
- Construct a comprehensive, understandable, and attractive signage system. Discourage the use of billboards;
- Encourage public facilities and private development to exhibit exemplary design excellence in terms of architecture, siting, and landscaping through use of an architectural code or appearance code; and
- Encourage the development of a mix of housing at varying densities and costs near employment centers and mass transportation facilities. By-right industrially zoned land should be encouraged to develop as positive community uses in these areas where public sewer service areas may be expanded.

Preserve and protect existing, stable residential neighborhoods:

- Buffer residential areas from abutting and otherwise intrusive, adjacent, non- residential uses that have odor, noise and visual impacts;

- Protect stable neighborhoods from encroachment by commercial, industrial, higher density residential projects or other disruptive land uses such as landfills, incinerators, institutions, etc.;
- Develop infill of residential areas with residential uses of compatible densities;
- Develop a broad range of land use types to provide for the housing, employment, retail and social service needs of all residents;
- Develop housing at varying densities and costs;
- Locate land uses such as adult and child day care facilities and nursing homes;
- Develop low-intensity office and light industrial uses to both employ and serve area residents; and
- Develop and focus shopping facilities in the area for area residents, conveniently located for auto, bicycle or pedestrian access and limit their "sprawl."”

NOMINATED PLAN AMENDMENT

The nomination proposes to add the following text to the Lower Potomac Planning District, Overview, Major Objectives section, page 3, and Lorton-South Route 1 Community Planning Sector Major Objectives, Land Use section page 63:

- “Keep the skyline as natural and green as possible. Promote building height that is consistent or lower than the tree canopy”

ANALYSIS

Land Use

The proposed nomination has merit in that it seeks to achieve compatibility between existing development and new development, and to ensure that the design of new development respects the natural topography and existing tree cover of the Lower Potomac Planning District. The nomination would be difficult to implement however, because building height is regulated by the County's Zoning Ordinance, and zoning height limits apply to individual properties, not to such large areas of land such as that encompassed by the Lower Potomac Planning District. In addition, the concepts of the “skyline” and/ or the “tree canopy” would also be extremely difficult to quantify in terms of establishing a measurement to compare to a proposed building's height. An example of such a measurement would be the average height of the tree canopy. The difficulty would be measuring and establishing the average height.

RECOMMENDATION

Although the Task Force recommended approval of the nomination as submitted stating that the proposed text to be added to the Plan would serve as a general guideline for developers, Staff feels that implementation of the proposed nomination would be extremely difficult and that the

proposed text regarding limiting building height to the same height or lower than the height of the existing tree canopy would be largely ignored because staff would be unable to develop a quantifiable standard that could be applied in a fair and equitable manner. Staff believes that there are other ways to ensure compatibility of new development with the natural conditions of the area, and this could be better achieved on a case by case basis during the rezoning and land development processes. Therefore, staff recommends that the current Plan be retained.

APR
Area Plans Review

2009-2010 SOUTH 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.

THIS BOX FOR STAFF USE ONLY
Date Received: 9/16/09
Date Accepted: 9.22.09 LOA
Planning District: MV
Special Area: _____

PART 1. NOMINATOR/AGENT INFORMATION

Name: SCF (Linwood Gorham) Daytime Phone: 703-550-2777

Address: South County Federation P.O. Box 442
Lorton, Va. 22199

Nominator E-mail Address: linwoodg@cox.net

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

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.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐ addock ☐ ☐ e ☐ ☐ ason ☒ Mount Vernon ☐ Springfield

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: See Attachment

b. CURRENT PLAN MAP RECOMMENDATION: ___

c. CURRENT ZONING DESIGNATION: _____

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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

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: _____ TOTAL Gross Square Feet: _____

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 (Circle 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)			

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 August 3, 2009 and September 16, 2009 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

CURRENT AND PROPOSED COMPREHENSIVE PLAN

CURRENT COMPREHENSIVE PLAN

MAJOR OBJECTIVES (From page 3 of the Lower Potomac Comprehensive Plan)

Planning objectives in the Lower Potomac Planning District are:

- Create a focal point of development or "Town Center" which includes retail businesses, office uses, cultural facilities and community services and establishes a strong "sense of place" and positive image for the Lorton-South Route 1 area;
- Preserve stable residential areas through infill development of a character and intensity or density that is compatible with existing residential uses;
- Limit commercial encroachment into residential neighborhoods and establish a clearly defined "edge" between commercial and residential areas;
- Encourage pedestrian access to retail and mixed-use areas;
- Encourage the creation of additional parks, open space and recreation areas and acquisition of additional acreage in environmentally sensitive areas as part of the Environmental Quality Corridor program;
- Identify, preserve and promote awareness of heritage resources through research, survey and community involvement; and
- Provide adequate buffering and screening and appropriate transitional land uses between residential areas and non-residential uses.

MAJOR OBJECTIVES (From page 63 of the Lower Potomac Comprehensive Plan)

Land Use

Develop a strong "sense of place" and positive image for the Lorton-South Route 1 area:

- Implement the positive image and sense of place through the "Town Center" concept and provide for retail, governmental and commercial offices, cultural facilities, and community services at the Center and at other key sub-units;
- Reinforce the "Town Center" land use concept with a transit center for local and regional bus service and the Lorton commuter rail station. Such transportation services should be connected to neighborhoods by vehicular, bicycle and pedestrian access;
- Strengthen the concept that the planning area is the southern "gateway" to the National Capital Area through encouraging "gateway" land uses and roadside visual

improvements; special emphasis should be placed on preserving or restoring landscaped or natural treed open space along major roadways;

- Proposed land uses should be limited to those uses which will promote an improvement in the image of the area;

- Preserve and add vegetation and other landscape and streetscape elements to the Richmond Highway Corridor;

- Provide access into the core of large parcels of industrial use, so that these operations are shielded from view;

- Locate heavy industrial uses away from the roadways; Add extensive landscaping, screening and/or other buffering at the roadway edges;

- Construct a comprehensive, understandable, and attractive signage system. Discourage the use of billboards;

- Encourage public facilities and private development to exhibit exemplary design excellence in terms of architecture, siting, and landscaping through use of an architectural code or appearance code; and

- Encourage the development of a mix of housing at varying densities and costs near employment centers and mass transportation facilities. By-right industrially zoned land should be encouraged to develop as positive community uses in these areas where public sewer service areas may be expanded.

Preserve and protect existing, stable residential neighborhoods:

- Buffer residential areas from abutting and otherwise intrusive, adjacent, non-residential uses that have odor, noise and visual impacts;

- Protect stable neighborhoods from encroachment by commercial, industrial, higher density residential projects or other disruptive land uses such as landfills, incinerators, institutions, etc.;

- Develop infill of residential areas with residential uses of compatible densities;

- Develop a broad range of land use types to provide for the housing, employment, retail and social service needs of all residents;

- Develop housing at varying densities and costs;

- Locate land uses such as adult and child day care facilities and nursing homes;

- Develop low-intensity office and light industrial uses to both employ and serve area residents; and

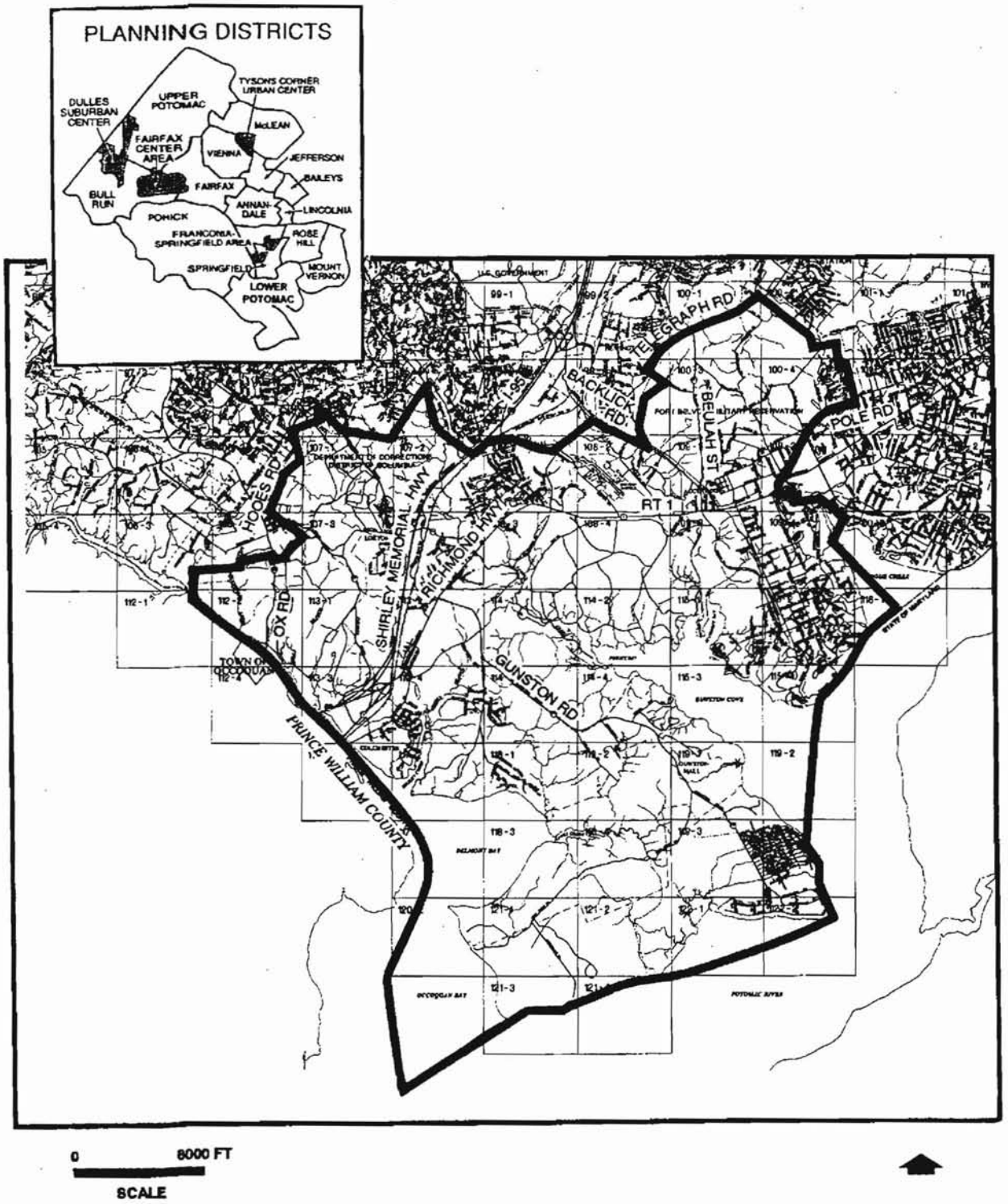
- Develop and focus shopping facilities in the area for area residents, conveniently located for auto, bicycle or pedestrian access and limit their "sprawl."

Insert the following bullet in the "MAJOR OBJECTIVES" sections on page 3 and 63 of the Lower Potomac Comprehensive Plan:

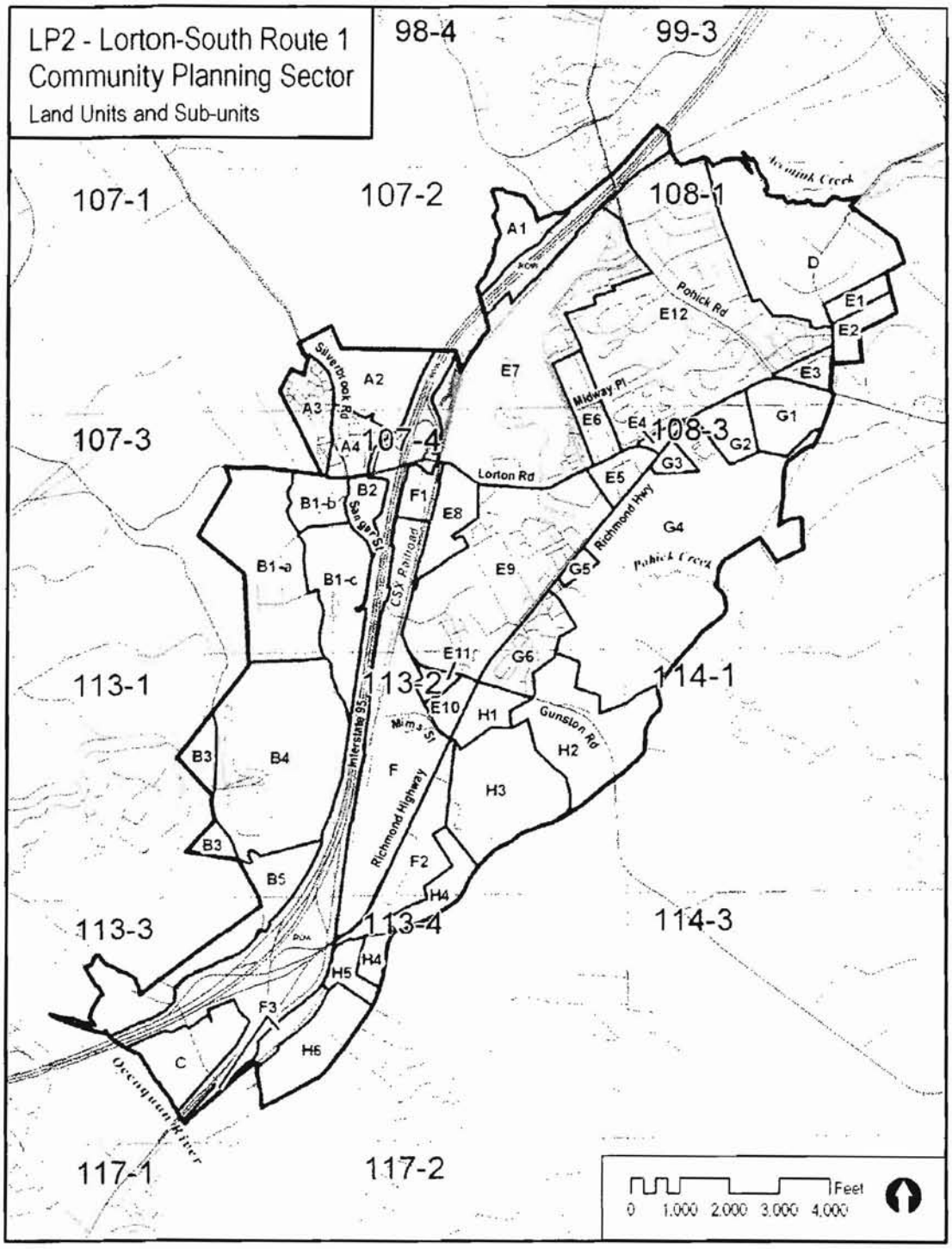
- Keep the skyline as natural and green as possible. Promote building height that is consistent or lower than the tree canopy.

JUSTIFICATION

A prominent, but overlooked, and taken for granted characteristic of the Lower Potomac planning sector is its natural green skyline. Even though there is significant density in the Lorton area, there are virtually no buildings on the skyline. If this characteristic is desired, and intended to be preserved, it needs to be noted and considered in the Comprehensive Plan.



LOWER POTOMAC PLANNING DISTRICT — FIGURE 1



GENERAL LOCATOR MAP | **APR# 09-IV-1LP** Page 9 of 9 | **FIGURE 28**

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A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **APR ITEM:** 09-IV-2LP

NOMINATOR: South County Federation

ACREAGE: 27.4 acres

TAX MAP I.D.: 113-1 ((1)) 5pt., 11, 12, 13

GENERAL LOCATION: Generally located north of Interstate 95 on the west side of Furnace Road.

PLANNING AREA: IV
District: Lower Potomac
Sector: LP2 Lorton-South Route 1 Community Planning Sector
Special Areas: Sub-unit B3

ADOPTED PLAN MAP: Industrial uses and private open space.

ADOPTED PLAN TEXT: These two triangular-shaped pieces of property west of Furnace Road together contain about 27 acres and are planned for industrial use for a recycling center and/ or recycling related industries with an option in the long range for public open space when the adjacent landfills are covered.

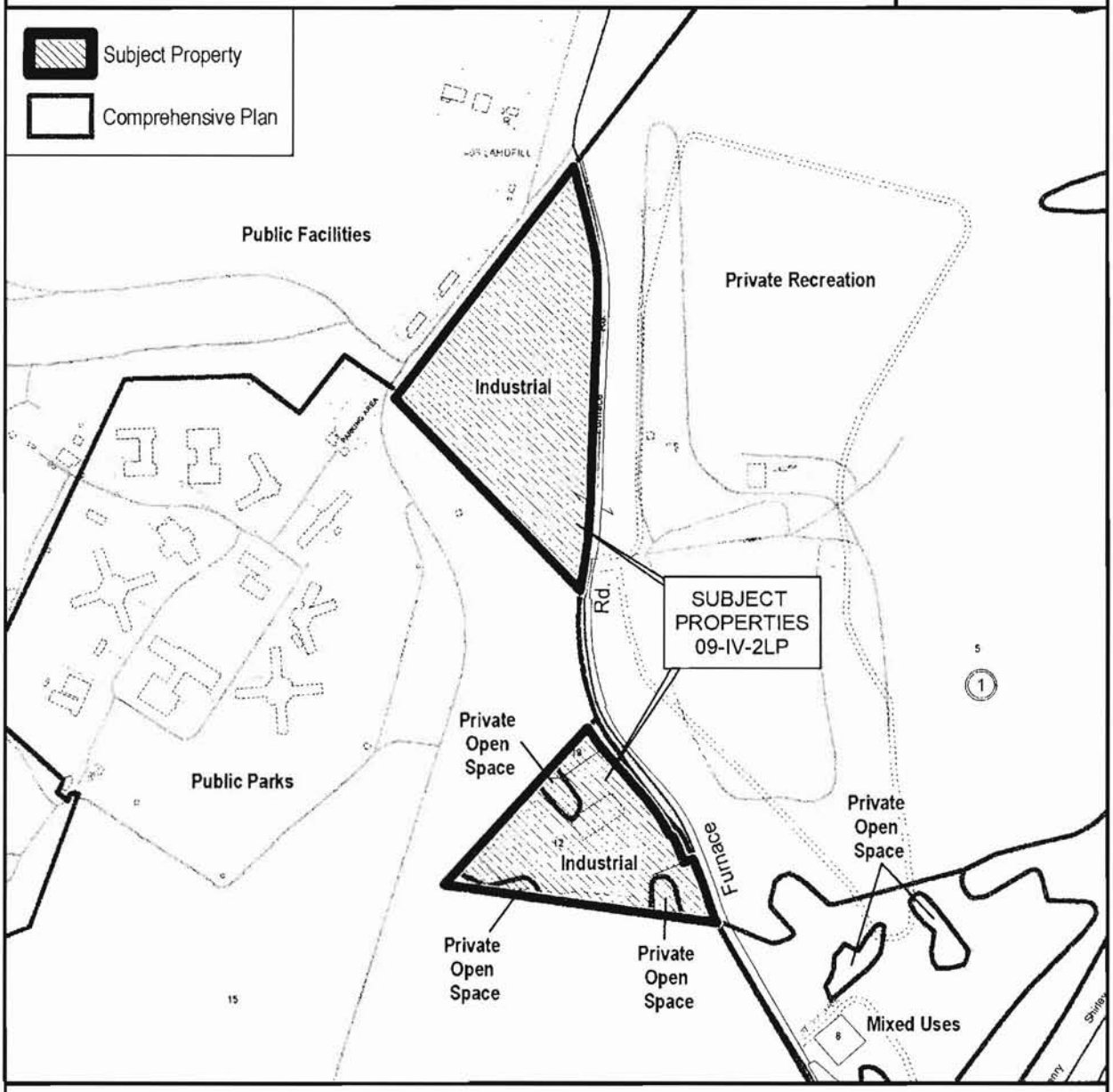
PROPOSED PLAN AMENDMENT: Modify the current Comprehensive Plan text by replacing the recommendation for industrial use with "light industrial use", delete the language related to recycling facilities and plan the parcels for future public open space.

SUMMARY OF STAFF RECOMMENDATION:
___ Approve Nomination As Submitted
___ Approve Staff Alternative
_X_ Retain Adopted Plan

Staff recommends that the current Plan be retained. The subject property is surrounded by other industrial and/ or public facilities uses and is not located near a residential area. In addition, the conditions in the surrounding area have not changed since the subject area was originally planned for industrial use in 1995 therefore; staff believes that replanning the subject property is not warranted at this time.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR #
09-IV-2LP
MT VERNON



Subject Property Current Plan: Sub-unit B3, industrial use for a recycling center and/ or recycling related industries, option for public open space when the adjacent landfills are covered.

Nominated Plan Change: Sub-unit B3, light industrial use, option for public open space when the adjacent landfills are covered.

Staff Recommendation: Retain the adopted Plan.

600 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2010

CONTEXT

General Location:

The nomination concerns the LP2 Lorton-South Route 1 Community Planning Sector within the Lower Potomac Planning District. The subject area is generally located west and north of Interstate 95 on the west side of Furnace Road.

Existing and Planned Land Use and Zoning:

Subject property: The southern triangular portion of the subject area contains vacant land that is partially improved with a concrete pad and a cell tower. The northern triangular portion of the subject area contains vacant land and is heavily wooded. Both sites are planned for industrial use for a recycling center and/or recycling related industries, with an option in the long range for public open space when the adjacent landfills are covered. The southern portion is also partially planned for private open space. The southern triangular portion of the site is zoned R-1 and I-6, and the northern triangular portion of the site is zoned R-1.

Adjacent Area:
North: The Fairfax County I-95 landfill and the privately owned Overlook Ridge landfill abut the northern triangular portion of the subject property on the north. The I-95 landfill is currently undergoing closure procedures and is planned for active and passive recreational uses in the long term and is zoned R-C. The Overlook Ridge landfill, when closed, is planned for active recreational uses in the long term such as a golf course and is zoned R-1. The southern triangular portion of the subject area abuts vacant land that is planned for the future expansion of the Occoquan Regional Park planned for public parks and the former Lorton Youth Correctional Facility that is planned for a public park and sports complex, on the northwest. The Overlook Ridge landfill abuts this portion of the site on the northeast. These areas are zoned R-1.
West: To the west of the northern triangular portion of the subject property is the former Lorton Youth Correctional Facility that is planned for a public park and sports complex, and zoned R-1. To the west of the southern triangular portion of the subject property is the Occoquan Regional Park planned for public parks, zoned R-1.
South: To the south of the northern triangular portion of the subject property is vacant land planned for the future extension of the Occoquan Regional Park, zoned R-1. The Occoquan Regional Park abuts the southern triangular portion on the south and is zoned R-1.
East: The Overlook Ridge landfill abuts both portions of the subject property to the east.

PLANNING HISTORY

The entire subject property was replanned in 1995 to the current Plan land use recommendation, and subsequently, parcels 12 and 13 on the southern triangular piece, were rezoned from the R-1 residential district to the I-6 heavy industrial district. A category 5 special exception was granted on January 8, 2001 for the development of a mixed waste reclamation facility, which is consistent with the Plan recommendation for recycling facilities.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2007 edition, Area IV, Lower Potomac Planning District, amended through 3-23-2010, LP2 Lorton-South Route 1 Community Planning Sector, Land Use, page 79:

"Sub-unit B3

These two triangular-shaped pieces of property west of Furnace Road together contain about 27 acres and are planned for industrial use for a recycling center and/ or recycling related industries with an option in the long range for public open space when the adjacent landfills are covered."

NOMINATED PLAN AMENDMENT

The nomination proposes to modify the text of Sub-unit B3 of the LP2 Lorton-South Route 1 Community Planning Sector, Land Use, page 79 as shown below. Text to be added is shown as underlined, and text to be deleted is shown as ~~strikethrough~~.

Sub-unit B3

These two triangular-shaped pieces of property west of Furnace Road together contain about 27 acres and are planned for light industrial use ~~for a recycling center and/ or recycling related industries with an option in the long range~~ and for public open space when the adjacent landfills are covered.

ANALYSIS

Land Use

The nomination proposes to replan the subject properties from industrial use to light industrial use, to delete the language relating to recycling facilities and plan the long range use of the properties as open space. The uses abutting the subject property include the former Lorton Correctional Facility to the north now, and the Occoquan Regional Park to the west and south. There is also a telecommunications tower to the south, and a privately owned construction debris landfill to the east. There are no residential areas near the subject property. The Policy Plan encourages maintaining a balance of land uses, including industrial concerns. The County's I-95 landfill and the Overlook Ridge landfill, along with the County's Resource Recovery Center and other industrial uses in this area of the County provide services to residents that would otherwise require waste and recyclables to be trucked outside of the County's borders and would place an additional economic burden on taxpayers to provide those services. The current location of these facilities in this portion of the County minimizes transportation costs by reducing cross county truck traffic and the need to transport waste and recyclables to distant locations.

RECOMMENDATION

Staff recommends the adopted plan be retained for the nominated area. The subject property is located in an industrial area of the County and surrounded by other similarly planned and/ or zoned properties. Since there are no residential properties located near the subject property, and since the conditions in the surrounding area have not changed since the subject property was originally planned for industrial use in 1995, staff does not believe that changing the current Plan recommendations for the subject property is warranted at this time.

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APR
Area Plans Review

2009-2010 SOUTH 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.

THIS BOX FOR STAFF USE ONLY
Date Received: 6/17/09 mailed
Date Accepted: 9-30-09 cak
Planning District: MV
Special Area:

PART 1. NOMINATOR/AGENT INFORMATION

Name: SCF (Michael Grogan) Daytime Phone: 202-223-6900x17

Address: South County Federation P.O. Box 442
Lorton, Va. 22199

Nominator E-mail Address: michael.grogan@cox.net

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

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.
President, South County Federation

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐Braddock ☐Lee ☐Mason ☒Mount Vernon ☐Springfield

Total number of parcels nominated: 4

Total aggregate size of all nominated parcels (in acres and square feet): 272.47 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: See Attachment

b. CURRENT PLAN MAP RECOMMENDATION: Industrial and residential at 1 DU/AC

c. CURRENT ZONING DESIGNATION: I-6 and R-1

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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

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?) The current Comprehensive Plan allows this space to remain as open space.

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: _____ TOTAL Gross Square Feet: _____

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 (Circle 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)			

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 August 3, 2009 and September 16, 2009 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
1131 01 0005	N/A	FURNACE ASSOCIATES INC	11220 ASSETT LP SUITE 201 MANA	262.9097	70993400001231107666
1131 01 0011	10112 FURNACE RD	FURNACE ASSOCIATES INC,	11220 ASSETT LP SUITE 201 MANA	0.8713	70993400001231107666
1131 01 0012	10100 FURNACE RD	FURNACE ASSOCIATES INC	11220 ASSETT LP SUITE 201 MANA	8.223	70993400001231107666
1131 01 0013	10018 FURNACE RD	FURNACE ASSOCIATES INC	11220 ASSETT LP SUITE 201 MANA	0.4613	70993400001231107666

Sub-unit B3

These two triangular-shaped pieces of property west of Furnace Road together contain about 27 acres and are planned for industrial use for a recycling center and/or recycling-related industries with an option in the long range for public open space when the adjacent landfills are covered.

Sub-unit B4

Sub-unit B4 contains a private debris landfill. To help mitigate any visual impacts upon the surrounding area, buffers should be maintained around the landfill. When the landfill is built-out, it is recommended that the site ultimately be developed with active recreational uses such as a golf course.

Sub-unit B5

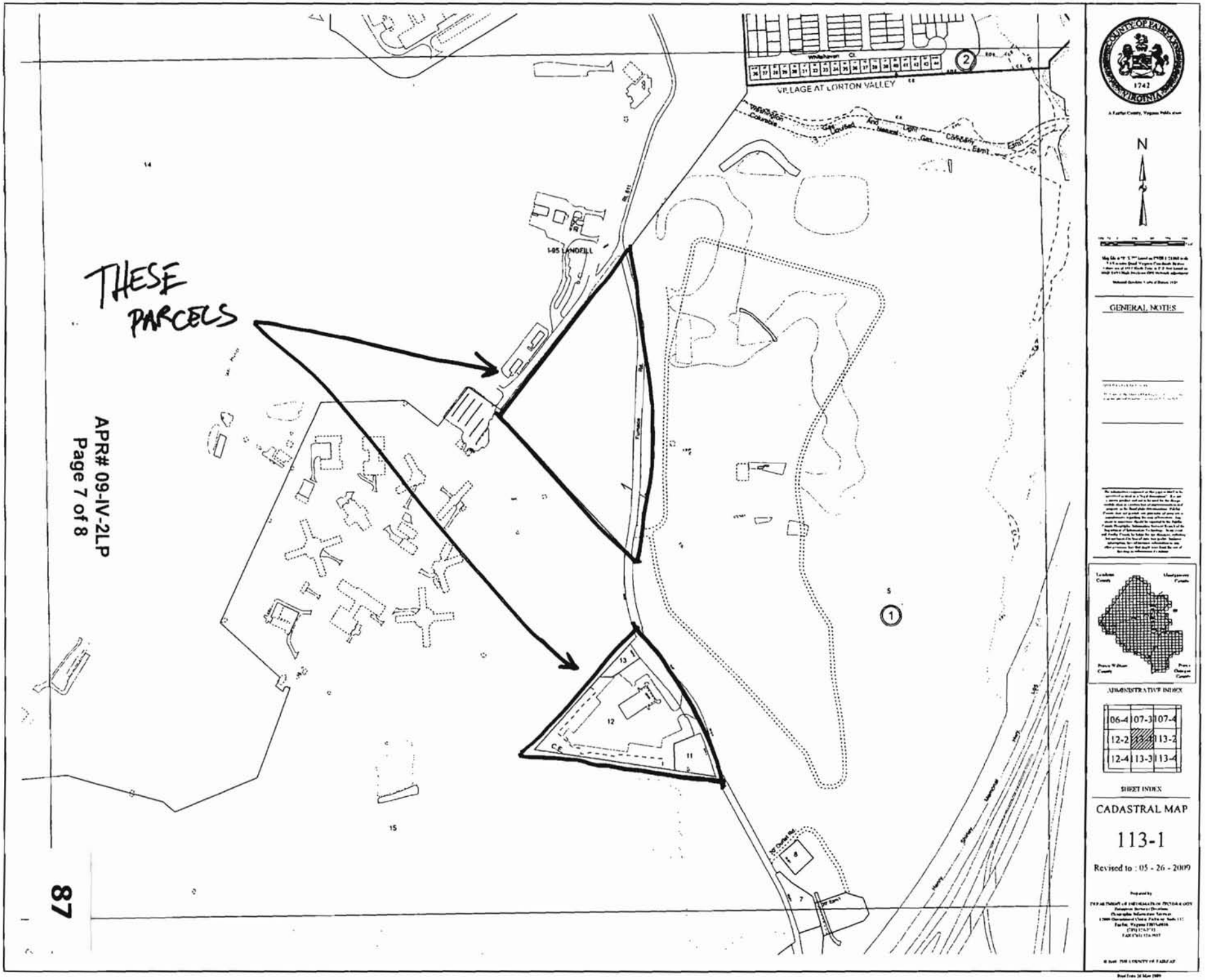
Sub-unit B5 is located north of the Occoquan River, west of I-95 and east of the Laurel Hill site. This is a "gateway" site and special attention should be employed in the use and development of this sub-unit.

Sub-unit B5 is planned for mixed-use development to include but not limited to office, industrial, industrial/flex uses with ancillary restaurant and child care facility uses up to .25 FAR in keeping with their riverfront and gateway locations, under the following conditions:

- Substantial consolidation of the property in Sub-unit B5 should be provided to allow for a high-quality, integrated development;
- If portions of land on Sub-unit B5 are undevelopable due to sensitive environmental conditions, then those areas should be preserved and development should be located and transferred to Land Unit C. Development intensity on Land Unit C is planned up to .25 FAR; however, the FAR may be increased up to .27 to accommodate the transfer of development from Sub-unit B5 if the transfer is provided under one unified development and rezoning action;
- Generally, development on steep slopes (in excess of 15 percent) should not be allowed;
- Adequate access with minimization of access points should be provided. A right-turn only ingress and egress on Route 1 may be considered between Furnace Road and the Occoquan River Bridge;
- Effective landscaping, possibly including berms along Route 1, should be provided;
- A thorough heritage resources survey should precede and, if appropriate, accompany development and the recovery of significant heritage resources should be undertaken with development;
- No outdoor storage uses should be permitted;
- High-quality design that is in keeping with the "gateway" concept which incorporates substantial on-site landscaping should be provided throughout the site;

Sub-unit B3

These two triangular-shaped pieces of property west of Furnace Road together contain about 27 acres and are planned for light industrial use ~~for a recycling center~~ and~~/or recycling-related industries with an option in the long range~~ for public open space when the adjacent landfills are covered.



APR# 09-IV-2LP
Page 7 of 8

JUSTIFICATION

The Lower Potomac Planning District has evolved significantly in the past 40 years. An area that was once dominated by the District of Columbia Department of Corrections site is now considered to be the southern "gateway" to the Nation's Capital, Fairfax County and the community. The Comprehensive Plan currently states that development within the region "is envisioned to contribute to an attractive "Gateway to Fairfax County and to the National Capital Area."

Some negative (or "disruptive") uses such as landfills and prison facilities have been replaced by parks and schools to service the community. The area is poised to benefit from the explosive growth of the region, but is tainted and being restrained by quarries, landfills, recycling centers and the attendant truck traffic. Since the Noman Cole Sewage Treatment plant and the Fairfax Water Facility are to be retained for the long-term, and given the high concentration of other disruptive uses within the Lower Potomac Planning District, the community does not support the expansion or continued operations of recycling centers and similar uses in the Lower Potomac Planning District. All such operations should be discontinued at the earliest possible time. They are inconsistent with the prevailing residential character of the community and inhibit the natural and orderly expansion of compatible uses, jobs and housing, particularly those anticipated as a result of the Base Realignment and Closure (BRAC) Act.

A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **APR ITEM:** 09-IV-3LP

NOMINATOR(S): Linwood Gorham on behalf of the South County Federation

ACREAGE: 6.1 acres

TAX MAP I.D.: 107-4 ((1)) 34

GENERAL LOCATION: Generally located on Richmond Highway, Southwest of Greencastle Lane.

PLANNING AREA: IV
District: Lower Potomac
Sector: LP2 Lorton-South Route 1
Special Areas: Sub-unit E9

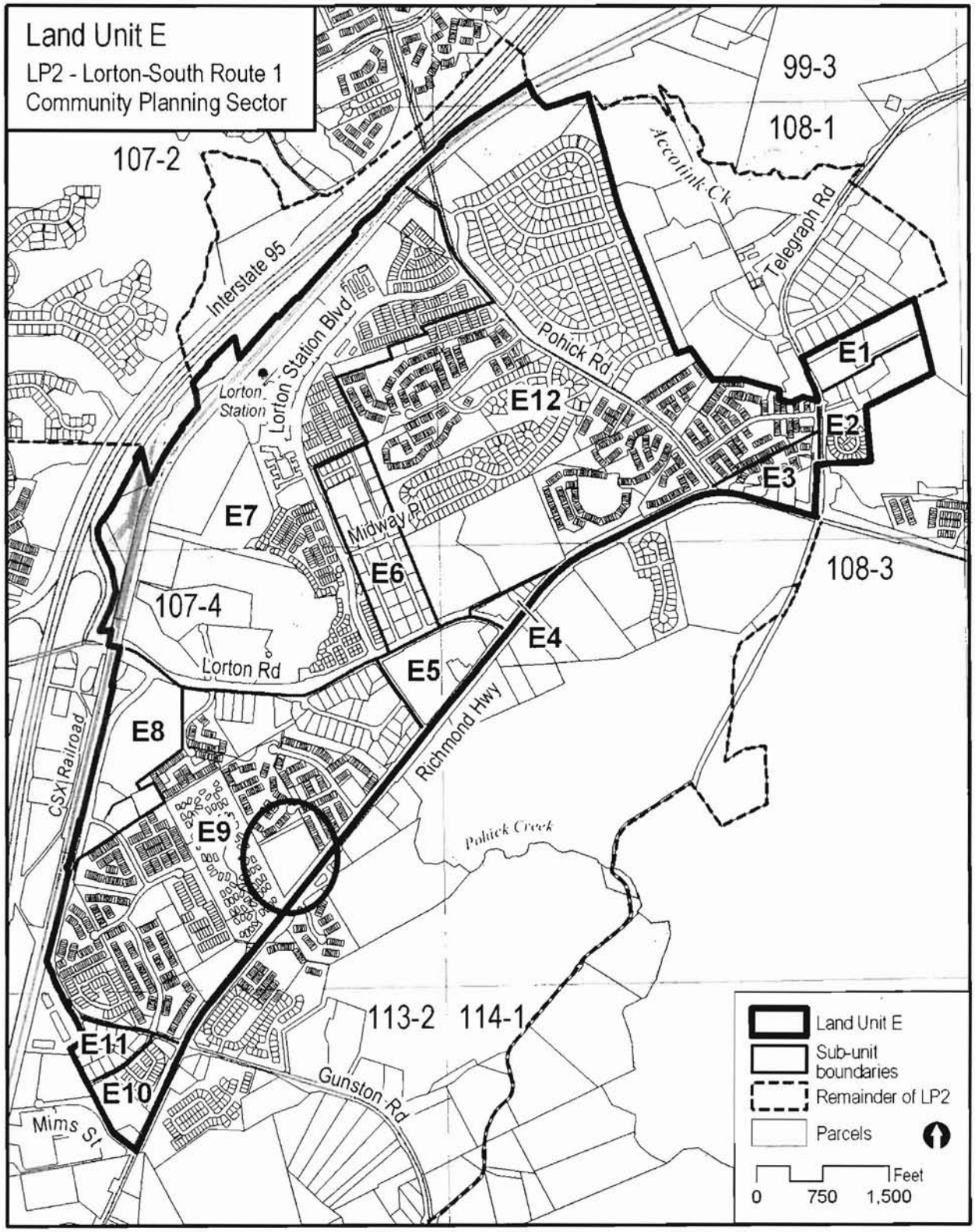
ADOPTED PLAN MAP: Public facilities, governmental and institutional uses.

ADOPTED PLAN TEXT: No specific Plan text for nominated parcel, however, Sub-unit E9 of the LP2 Lorton-South Route 1 Community Planning Sector contains stable residential uses which are planned for 4-5 dwelling units per acre, 8-12 dwelling units per acre, and 12-16 dwelling units per acre, as shown on the Plan map, and should be protected. Any new or infill development should conform with the planned residential density as shown on the Plan map and be of a compatible use, type and intensity compared with the surrounding existing residential developments.

PROPOSED PLAN AMENDMENT: Add the following new text to Sub-unit E9:
"This sub-unit also includes parcel 107-4 ((1)) 34 a Fairfax County owned tract where the Lorton Library, Lorton Community Action Center house, and a community park are located. The tract also includes a large amount of open space that should be considered for a police station."

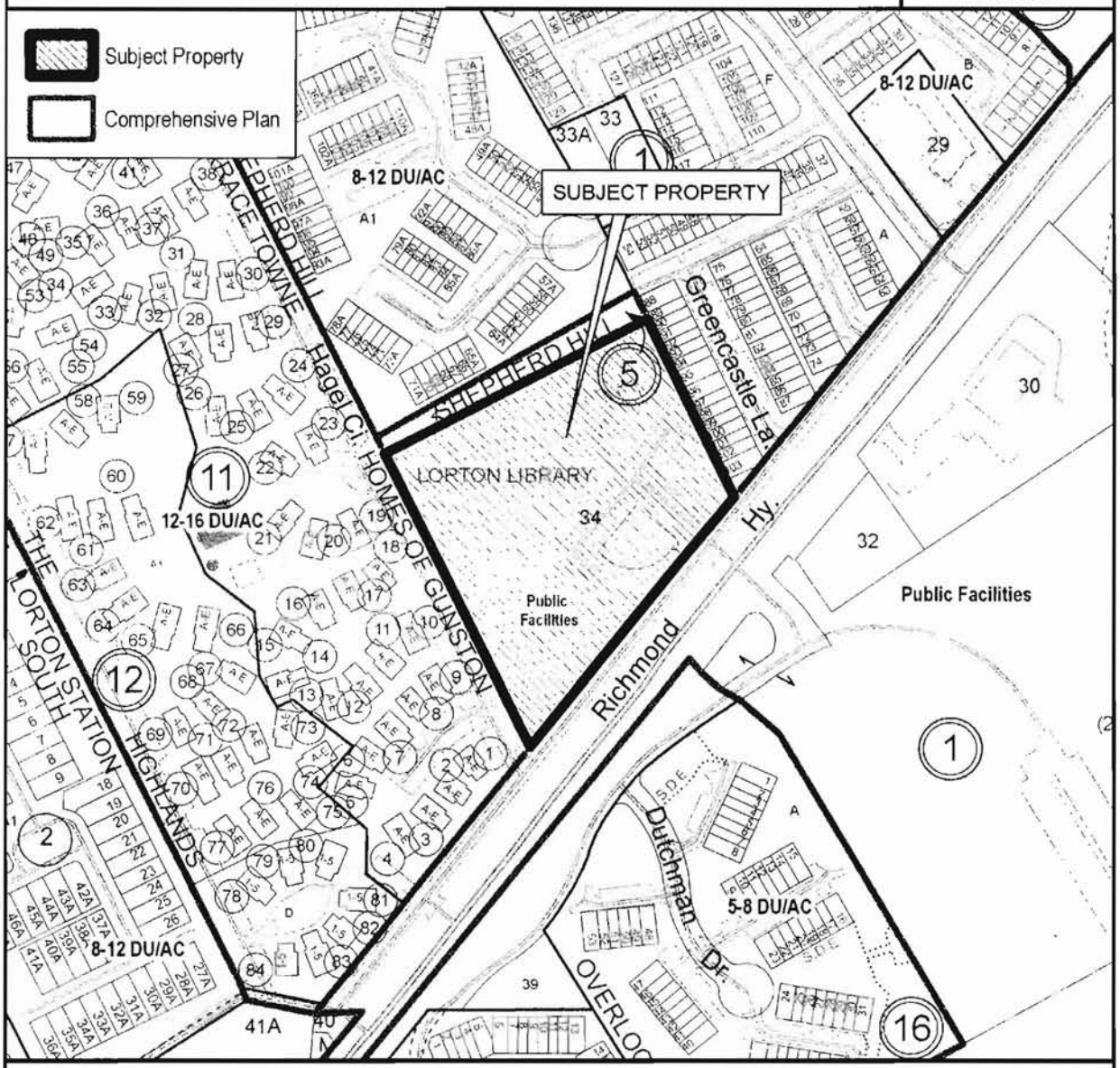
SUMMARY OF STAFF RECOMMENDATION:
___ Approve Nomination As Submitted
___ Approve Staff Alternative
_X_ Retain Adopted Plan

Staff recommends that the adopted Plan be retained. The nomination proposes that the Lorton Library site be considered for location of a future police station. The Police Department does not endorse specific sites for future stations that it has not evaluated, and the Lorton Library site contains valuable community park and open space amenities that are well used by area residents.


Land Unit E
LP2 - Lorton-South Route 1
Community Planning Sector
99-3
108-1
107-2
Accotink Ck
Telegraph Rd
Interstate 95
Lorton Station Blvd
Pohick Rd
Lorton Station
E1
E2
E3
E12
E7
Midway Pl
E6
108-3
107-4
E4
Lorton Rd
E5
Richmond Hwy
E8
CSX Railroad
E9
Pohick Creek
113-2
114-1
E11
E10
Gunston Rd
Mims St
Land Unit E
Sub-unit boundaries
Remainder of LP2
Parcels
Feet
0
750
1,500

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR #
09-IV-3LP
MT VERNON



Subject Property Current Plan: Public facilities, governmental and institutional uses.

Nominated Plan Change: Public facilities, governmental and institutional uses with an option for adding a police station adjacent to the existing Lorton Library, Lorton Community Action Center and community park

Staff Recommendation: Retain the adopted Plan.

300 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2009

CONTEXT

General Location:

The nomination concerns Sub-unit E9 of Land Unit E of the LP2 Lorton-South Route 1 Community Planning Sector within the Lower Potomac Planning District. The subject area is generally located on Richmond Highway, southwest of Greencastle Lane.

Existing and Planned Land Use and Zoning:

Subject properties:
The subject area contains the Lorton Library, the Lorton Community Action Center house and Lorton Park. The site is planned for public facilities, governmental and institutional uses. The site is zoned R-8.

Adjacent Area:
North: The area to the north of the subject property is planned for residential use at a density of 8-12 du/ac and 12-16 du/ac, and zoned R-4 and R-8.
West: The area to the west is planned for residential use at a density of 12-16 du/ac and zoned PDH-16.
South: The area to the south is planned for public facilities and residential use at a density of 5-8 du/ac and zoned R-1.
East: The area to the east is planned for residential use at 8-12 du/ac and zoned R-4.

PLANNING HISTORY

There have been no plan amendments adopted for the subject property within the last 10 years. The site is currently zoned R-8 which permits public uses.

ADOPTED COMPREHENSIVE PLAN TEXT

There is no parcel specific Plan text for the subject property.

NOMINATED PLAN AMENDMENT

The nomination proposes to add the following text to the Lower Potomac Planning District, Area IV, amended through 5-4-2009, LP2 Lorton-South Route 1 Community Planning Sector page 90:

Sub-unit E9

<u>"This sub-unit also includes parcel 107-4 ((1)) 34 a Fairfax County owned tract where the Lorton Library, Lorton Community Action Center house, and a community park are located. The tract also includes a large amount of open space that should be considered for a police station."</u>

Complete proposed Plan text is shown in Attachment I.

ANALYSIS

Police Department Station Planning

The Police Department does not feel that the Lorton Library site would be an optimal location for a future district station because the subject property is not strategically located at the center of the future South County District. A central location is preferred for ease of both officer and citizen access. The previously identified future station site at Lorton Road and Furnace Road is much more centrally-located within the projected district, with better access to the primary roadways in the area.

Site Access

The option of a police station as proposed in this nomination would have site access issues. Police stations generally need two points of access from different streets for safety and operational reasons. In this case, the access points would most likely be needed from Greencastle Lane and Shepherd Hills Drive.

Park and Recreation Facilities

The area that is the subject of this plan nomination is known as Lorton Park. It is owned by the Board of Supervisors with park facilities developed, operated and managed by the Park Authority and includes an open play area, a playground, trails and seating areas. Lorton Park is well utilized and easily accessible from the surrounding neighborhoods. The surrounding neighborhoods have no other local-serving parks within walking distance. In addition, Lorton Community Action Center recently proposed development of a community center on a portion of the site. Lorton Park provides a valuable community amenity to the surrounding neighborhoods and library users. The Park Authority does not support this nomination and recommends that it be denied.

RECOMMENDATION

Staff recommends the current Plan be retained for the nominated area. This recommendation is based on the concerns stated by the Fairfax County Police Department that the site is not an optimal location for a future police station because it does not meet Police Department criteria for effective service delivery, and that the Lorton Library site contains park and open space facilities that are well utilized by the surrounding community.

ATTACHMENT I
NOMINATED PLAN TEXT

Recommend text to be added to the Comprehensive Plan is shown as underlined.

Fairfax County Comprehensive Plan, Lower Potomac Planning District, Area IV, as amended through 5-4-2009, LP2 Lorton-South Route 1 Community Planning Sector page 90:

Sub-unit E9

Sub-unit E9 is generally located south of Lorton Road, west of Route 1, north of Gunston Cove Road and east of the CSX Railroad tracks. This sub-unit contains stable residential uses which are planned for 4-5 dwelling units per acre, 8-12 dwelling units per acre, and 12-16 dwelling units per acre, as shown on the Plan map, and should be preserved and protected. Any new or infill development should conform with the planned residential density as shown on the Plan map and be of a compatible use, type and intensity to surrounding existing residential developments. This sub-unit also includes parcel 107-4 ((1)) 34 a Fairfax County owned tract where the Lorton Library, Lorton Community Action Center house, and a community park are located. The tract also includes a large amount of open space that should be considered for a police station.

APR
Area Plans Review

2009-2010 SOUTH 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.

THIS BOX FOR STAFF USE ONLY
Date Received: 9/16/09
Date Accepted: 9.17.09
Planning District: MV ck
Special Area:

PART 1. NOMINATOR/AGENT INFORMATION

Name: SCF (Linwood Gorham) Daytime Phone: 703-550-2777

Address: South County Federation P.O. Box 442
Lorton, Va. 22199

Nominator E-mail Address: linwoodg@cox.net

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

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.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐Braddock ☐Lee ☐Mason ☒Mount Vernon ☐Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 6.1528 acres 268,016 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: See Attachment

b. CURRENT PLAN MAP RECOMMENDATION: PUBLIC FACILITIES, GOVERNMENTAL, AND INSTITUTIONAL:

c. CURRENT ZONING DESIGNATION: R-8

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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

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 Police Station next to the Lorton Library.

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: _____ TOTAL Gross Square Feet: _____

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 (Circle 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)			

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 August 3, 2009 and September 16, 2009 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
107-4((1))34	9518 Richmond Hy.	BOARD OF SUPERVISORS FAIRFAX	12000 GOVERNMENT CENTER PW	6.1528	7008 3230 0001 4659 1104

CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

CURRENT COMPREHENSIVE PLAN

LP2 Sub-unit E9

Sub-unit E9 is generally located south of Lorton Road, west of Route 1, north of Gunston Cove Road and east of the CSX Railroad tracks. This sub-unit contains stable residential uses which are planned for 4-5 dwelling units per acre, 8-12 dwelling units per acre, and 12-16 dwelling units per acre, as shown on the Plan map, and should be preserved and protected. Any new or infill development should conform with the planned residential density as shown on the Plan map and be of a compatible use, type and intensity to surrounding existing residential developments.

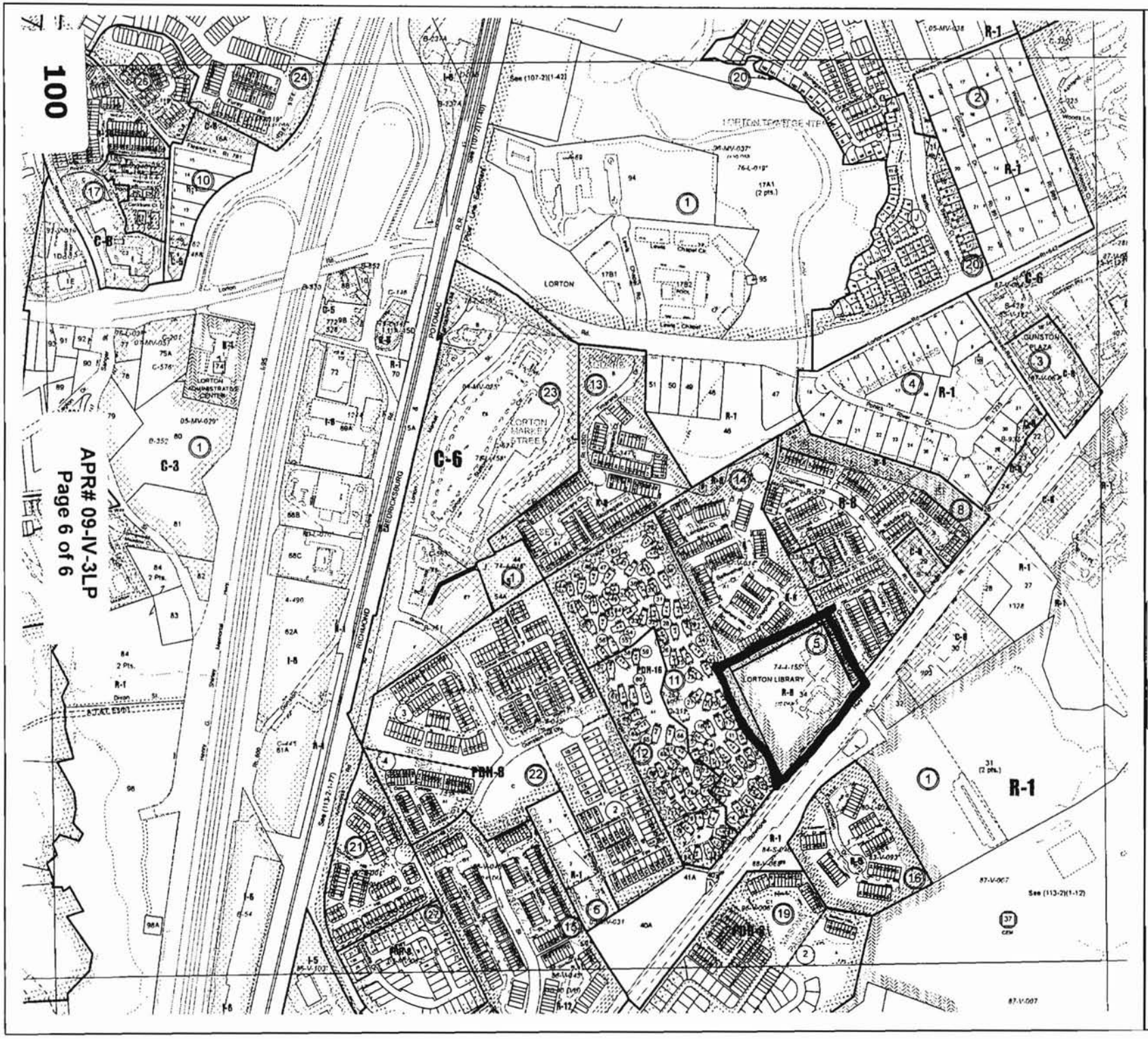
PROPOSED COMPREHENSIVE PLAN

LP2 Sub-unit E9

Sub-unit E9 is generally located south of Lorton Road, west of Route 1, north of Gunston Cove Road and east of the CSX Railroad tracks. This sub-unit contains stable residential uses which are planned for 4-5 dwelling units per acre, 8-12 dwelling units per acre, and 12-16 dwelling units per acre, as shown on the Plan map, and should be preserved and protected. Any new or infill development should conform with the planned residential density as shown on the Plan map and be of a compatible use, type and intensity to surrounding existing residential developments. <u>This sub-unit also includes parcel 107-4((1))34 a Fairfax County owned tract where the Lorton Library, Lorton Community Action Center house, and a community park are located. The tract also includes a large amount of open space that should be considered for a police station.</u>

JUSTIFICATION

The community and Fairfax County have identified the need for a police station in the Lorton area. This site would provide excellent access to Route 1 and the core of the Lorton community.



GENERAL NOTES

ADMINISTRATIVE INDEX

07-1	07-2	08-1
07-3	07-4	08-3
13-1	13-2	14-1

SHEET INDEX

PROPERTY MAP
ZONING
107-4

Revised to : 08 - 17 - 2009

A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **APR ITEM:** 09-IV-4LP

NOMINATOR: Anh Minh Tran

ACREAGE: .78 acres

TAX MAP I.D. NUMBERS: 109-1((1)) 13

GENERAL LOCATION: West of Backlick Road, north of Richmond Highway, east of Anderson Lane

PLANNING AREA: IV
District: Lower Potomac
Sector: LP4 – Fort Belvoir Community Planning Sector
Special Areas: NA

ADOPTED PLAN MAP: Residential at 2-3 dwelling units per acre (du/ac)

ADOPTED PLAN TEXT: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Lower Potomac Planning District, LP4 – Fort Belvoir Community Planning Sector, Page 121:

"The non-military area known as the Village of Accotink is planned to generally maintain its current uses and densities/intensities as follows:

B. Residential use at 2-3 dwelling units per acre is planned generally along Backlick Road as shown on the Plan map."

For complete Plan text see pages 4-5 of 7.

PROPOSED PLAN AMENDMENT: Amend the Comprehensive Plan to allow for retail use up to .06 FAR. The nomination proposes restaurant use up to 2,000 square feet (sf) with 50 parking spaces.

SUMMARY OF STAFF RECOMMENDATION

____ Approve Nomination as submitted
____ Approve Staff Alternative
__X_ Retain Adopted Plan

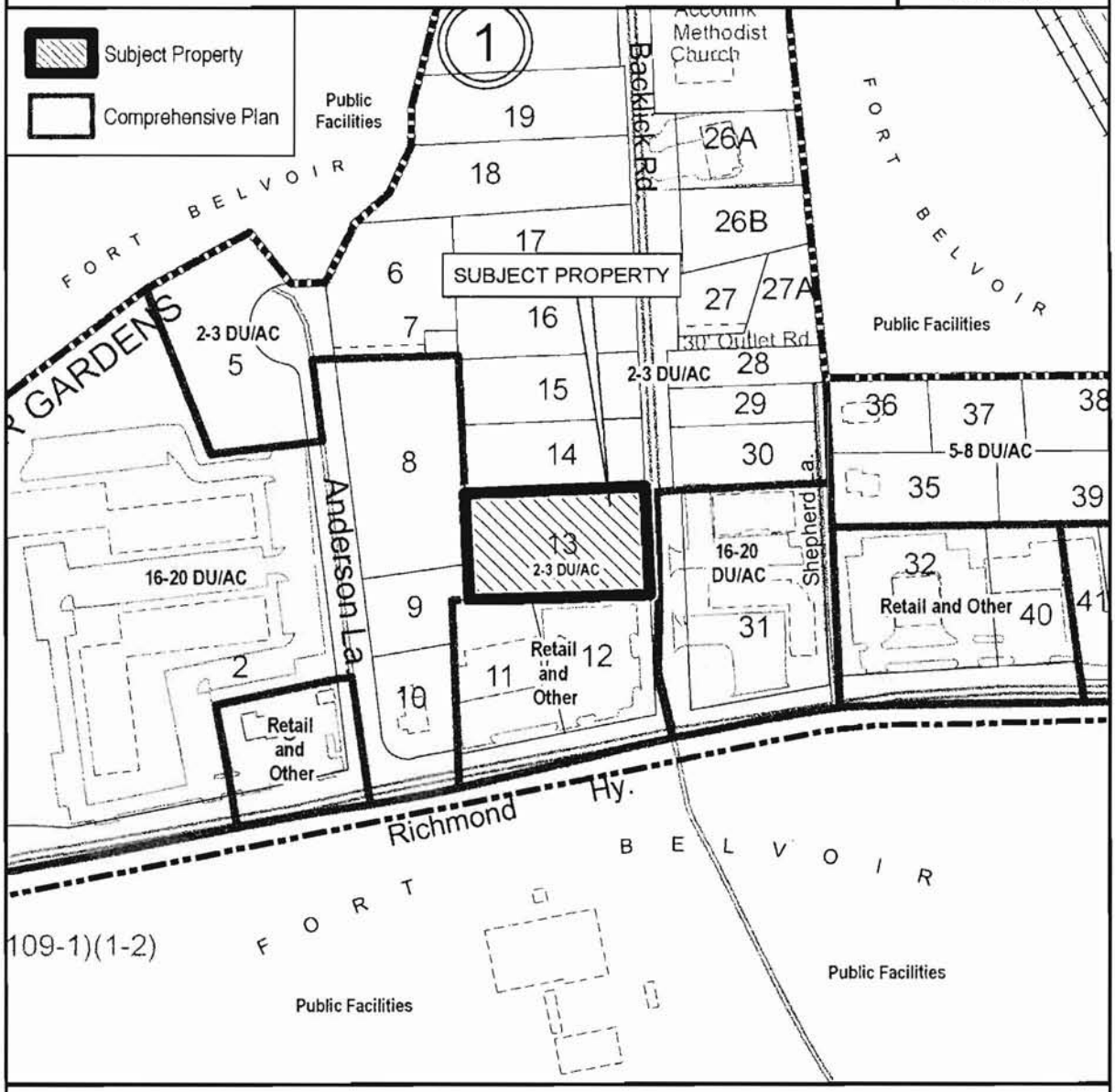
The Comprehensive Plan contains parcel-specific recommendations for locations that are appropriate for commercial and residential use within the Village of Accotink. The Plan notes there should be no expansion or intensification of existing and planned commercial uses. This nomination would constitute an expansion of new commercial use on a parcel planned for residential use and may set an undesirable precedent for piecemeal replanning of this area and replacing residential with commercial uses.

The nomination proposes a 2,000 square foot restaurant which would support a small fast food or quick serve restaurant. This type of facility depends on high visibility and easy access to maximize customer convenience. The parcel does not front Richmond Highway and would not benefit from the same visibility and accessibility as the other existing commercial uses along Richmond Highway. The current Plan notes a landscaped buffer should be utilized where commercial development could alter the residential character within the Village of Accotink. The nominated parcel is only .78 acres. The size of the parcel would make it difficult to fit a restaurant, surface parking, and a buffer to protect adjacent residential uses.

The nominator has raised concerns over homeless individuals illegally occupying the site. Three complaint letters were filed by the nominator to the Mount Vernon police, the Planning Commission, and the Mount Vernon District Supervisors office. Amending the Comprehensive Plan to allow for commercial use is not the proper avenue to remedy the situation and will not provide the appropriate assistance for these individuals.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR #
09-IV-4LP
MT. VERNON



Subject Property Current Plan: Residential at 2-3 du/ac.

Nominated Plan Change: Retail with 50 parking spaces.

Staff Recommendation: Retain Adopted Plan.

200 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2010

CONTEXT

General Location:

The subject property is located west of Backlick Road, north of Richmond Highway, and east of Anderson Lane.

Existing and Planned Land Use and Zoning:

Subject Area: The nominated parcel is currently vacant and is part of Accotink Village, the non-military area of Fort Belvoir located at the juncture of Backlick Road and Richmond Highway. Accotink Village is planned to generally maintain its current uses and densities/intensities. The subject property is planned for residential use at 2-3 du/ac. The subject area is split-zoned R-3 and C-8; approximately 86% of the parcel is zoned R-3 and the remaining 14% is zoned C-8.

Adjacent Area:
North: The parcel north of the subject area is developed with a single family detached home and is zoned R-3. As indicated by the Comprehensive Plan guidance and the Plan map, this parcel is planned for residential use at 2-3 du/ac.
East: Village Apartments, garden style rental apartments located to the east of the subject property across Backlick Road, were sold in March of this year due to bankruptcy. The Plan map indicates the apartments are planned for 16-20 du/ac, and this parcel is zoned C-8.
South: A gas station and audio and electronics shop are located on parcels 109-1 ((1)) 11 and 12, fronting Richmond Highway. These parcels are zoned C-5. The Plan map indicates retail and other uses. The current Plan guidance recommends neighborhood-serving commercial use along Route 1 (Tax Map 109-1((1))3, 11, 12, 32 and 40), and there should be no expansion or intensification of the existing commercial uses.
West: In total, parcels 109-1 ((1)) 8 and 9 are approximately 1.3 acres in size and contain four single family detached residential units. Parcel 109-1 ((1)) 8 is split-zoned R-20 and C-5. Parcel 109-1 ((1)) 9 is zoned R-20. The Plan map recommends 16-20 du/ac for both parcels. The Comprehensive Plan guidance notes that redevelopment of these parcels at 16-20 du/ac with conditions is appropriate.

ADOPTED COMPREHENSIVE PLAN TEXT:

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Lower Potomac Planning District, Amended through 3-23-2010, LP4-Fort Belvoir Community Planning Sector, Pages 120 and 122:

"CONCEPT FOR FUTURE DEVELOPMENT

The Fort Belvoir Community Planning Sector is recommended in the Concept for Future Development as a Large Institutional Land Area. The boundaries of the designation of Large Institutional Land Area are coincidental with the planning sector boundaries. The Concept recommends that the Federal government develop or redevelop these areas only when plans are coordinated with the County and consistent with the County goals and the Comprehensive Plan.

RECOMMENDATIONS

Land Use

5. The non-military area known as the Village of Accotink is planned to generally maintain its current uses and densities/intensities as follows:

   A. Neighborhood-serving commercial use is planned along Route 1 (Tax Map 109-1((1))3, 11, 12, 32 and 40). There should be no expansion or intensification of the existing commercial uses.

   B. Residential use at 2-3 dwelling units per acre is planned generally along Backlick Road as shown on the Plan map.

   C. Residential use at 5-8 dwelling units per acre is planned generally east of Shepherd Lane (Tax Map 109-1((1))35, 36, 37, 38 and 39) provided that the development achieves good design, substantial parcel consolidation, and buffering and screening along any portion of the property line adjacent to an existing commercial use or single-family detached dwelling unit.

   D. Residential use at 12-16 dwelling units per acre is planned along Route 1 and east of Shepherd Lane (Tax Map 109-1((1))41 and 42). Affordable housing at 16-20 dwelling units per acre is planned east and west of Anderson Lane (Tax Map 109-1((1))1, 2, 8, 9 and 10) and along Route 1 west of Shepherd Lane (Tax Map 109-1((1))31). These planned land uses generally reflect existing uses and densities, except for the area adjacent to Anderson Lane to the east (Tax Map 109-1((1))8, 9 and 10) which contains single-family dwelling units. Parcels 8, 9 and 10 may be redeveloped at 16-20 dwelling units per acre, if the development provides good design, substantial parcel consolidation and buffering and screening between any property line which is adjacent to an existing commercial use or a single-family detached dwelling unit.

   E. The Methodist Church in the Village of Accotink and environs is a local landmark and should be considered for inclusion in an historic district. Any future development or redevelopment in the area should be compatible with the church in terms of design, mass, scale, height, color, type of material and visual impact.

   F. Protective landscape buffer treatment should be utilized in those cases where commercial development could alter the residential character within the Village of Accotink."

NOMINATED PLAN AMENDMENT

The nomination proposes to amend the Comprehensive Plan to allow for retail use at an intensity up to .06 FAR on the subject parcel. In the nomination form, the applicant proposes restaurant use up to 2,000 sf with 50 parking spaces.

ANALYSIS

Land Use
The Comprehensive Plan guidance recommends neighborhood-serving commercial use similar to what is proposed by the nomination on specific parcels that front Richmond Highway, and there should be no expansion or intensification of existing commercial uses. The remaining parcels within the Village of Accotink are generally planned for and developed with residential use at various densities.

Commercial uses in the Village of Accotink should be located on parcels that are accessible from Richmond Highway and should avoid encroaching upon existing residential homes. The limited acreage of this parcel would make it difficult to develop a restaurant, adequate buffering and screening, and surface parking.

Transportation
As shown in the table below, the proposed changes in land use would result in a marginal increase in trip generation in terms of the total number of trips in this area. While the proposed change in land use appears to represent a minimal impact, further review and analysis will be required to make a more definitive determination.

Trip Generation estimates for APR 09-IV-4LP

Scenario	Daily	In	Out	In	Out
Current Comprehensive Plan Single Family; 2 DU	28	3	8	2	1
Total	**28**	**3**	**8**	**2**	**1**
Proposed Amendment High Turnover Restaurant; 2,000 sf	254	12	11	13	9
Total	**254**	**12**	**11**	**13**	**9**
Net Impact of Proposed Amendment Above Comp Plan	226	9	3	11	9

Backlick Road is currently designated as a Collector road and is not planned for improvement according to the Fairfax County Transportation Plan. The roadway is currently two lanes with right-of-way between approximately 45 and 50 feet in width. Based on visual inspection, the facility may need safety improvements in the future. While there may be sufficient right-of-way for these improvements, future review and analysis may indicate a need for additional right-of-way dedication.

The intersection of Backlick Road and Richmond Highway functions at Level of Service (LOS) C in the morning peak hour and LOS F in the evening peak hour. To improve the evening peak hour condition, Richmond Highway is recommended be a six-lane improved arterial and is designated an Enhanced Public Transportation Corridor (EPTC) with a range of transit options such as rail and bus rapid transit. A rail and transit transfer station is planned in close proximity to the site near Shepherd Lane, as indicated on the Transportation Plan Map and could require the addition of two dedicated transit lines/transit ROW. This could have an impact on the site and land adjacent to the nominated area in the future if these improvements are implemented.

Site access along Backlick Road should be limited to one access point. Fairfax Connector (Route 171) bus service currently runs along the Richmond Highway corridor. The draft Transit Development Plan dated December 2009 recommends new Fairfax Connector (Route 334 and 371) service and a BRAC shuttle route along this same stretch. Should this nomination be adopted, development of this site should provide access for transit users.

Cultural Resources
The subject parcel is surrounded by a number of known historic and Native American sites. Additionally, a structure appears on the parcel in the 1937 aerial photograph. Staff recommends that the parcel undergo a Phase I archaeological survey prior to any ground disturbance. If sites are found, Phase II testing is recommended and a Phase II data recovery conducted if necessary.

Public Facilities
The subject area is served through an 8-inch diameter water main adjacent to the site. Fire protection requirements may necessitate a looped distribution piping configuration. Specific details pertaining to water distribution infrastructure will be developed concurrent with the requisite site planning and engineering process.

RECOMMENDATION
Staff recommends retaining the adopted Comprehensive Plan. The Plan notes there should be no expansion or intensification of existing and planned commercial uses. This nomination would constitute an expansion of new commercial use on a parcel planned for residential use and may set an undesirable precedent for piecemeal replanning of this area and replacing residential with commercial uses.

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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.

THIS BOX FOR STAFF USE ONLY
Date Received: 9/11/09
Date Accepted: 9.25.09 UDR
Planning District: MV
Special Area:

PART 1. NOMINATOR/AGENT INFORMATION

Name: ANH MINH TRAN ~~THO THI NGUYEN~~ Daytime Phone: 703-218-9876

Address: 4407 SAN CARLOS DR
FAIRFAX VA 22030

Nominator E-mail Address: amtran@mris.com

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

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.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐ Braddock ☐ Lee ☐ Mason ☑ Mount Vernon ☐ Springfield

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: see attached

b. CURRENT PLAN MAP RECOMMENDATION: 2-3 DU-AC

c. CURRENT ZONING DESIGNATION: C-8 + R3

Continued

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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). Retail

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?) 40 X 50 = 2,000 SF FLAT BUILDING WITH 50 Parking spaces

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: 40 X 50 TOTAL Gross Square Feet: 2,000

Categories	Percent of Total FAR	Square feet
Office		
Retail	17.092%	2,000
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	**100%**	2,000

**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 (Circle 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)			

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 August 3, 2009 and September 16, 2009 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
109-1 ((01)) 13	9136 Backlick Rd, Ft Belvoir VA 22060	ANH MINH TRAN THO THI NGUYEN	4407 SAN CARLOS FAIRFAX 22030	0.78476	

verified via email 9-24-09
_ Mailing address is correct

4. The 107-acre area of land located on the northeast corner of Richmond Highway and Telegraph Road (Tax Map 108-1((1))47, 47A and 47B) is planned for housing for the elderly (not to exceed 700 units), nursing care facility (limited to 93,695 square feet) and low-rise office buildings (at a maximum overall FAR of .21 or 495,000 gross square feet).

   A substantial buffer utilizing existing tree cover along Richmond Highway and Telegraph Road should be part of the site design.

   As an option, parcels 47 and 47A may be considered for residential use at 4 to 6 dwelling units per acre subject to the following conditions: the housing for the elderly on Parcel 47B not intensifying above that on the approved development plan; full consolidation of parcels 47 and 47A; the provision of buffering and screening adjacent to the housing for the elderly facility and Fort Belvoir; maintaining parcel 47 as open space; and providing a substantial buffer utilizing existing tree cover along Route 1 and Telegraph Road as part of the site design.

5. The non-military area known as the Village of Accotink is planned to generally maintain its current uses and densities/intensities as follows:

   A. Neighborhood-serving commercial use is planned along Route 1 (Tax Map 109-1((1))3, 11, 12, 32 and 40). There should be no expansion or intensification of the existing commercial uses.

   B. Residential use at 2-3 dwelling units per acre is planned generally along Backlick Road as shown on the Plan map.

   C. Residential use at 5-8 dwelling units per acre is planned generally east of Shepherd Lane (Tax Map 109-1((1))35, 36, 37, 38 and 39) provided that the development achieves good design, substantial parcel consolidation, and buffering and screening along any portion of the property line adjacent to an existing commercial use or single-family detached dwelling unit.

   D. Residential use at 12-16 dwelling units per acre is planned along Route 1 and east of Shepherd Lane (Tax Map 109-1((1))41 and 42). Affordable housing at 16-20 dwelling units per acre is planned east and west of Anderson Lane (Tax Map 109-1((1))1, 2, 8, 9 and 10) and along Route 1 west of Shepherd Lane (Tax Map 109-1((1))31). These planned land uses generally reflect existing uses and densities, except for the area adjacent to Anderson Lane to the east (Tax Map 109-1((1))8, 9 and 10) which contains single-family dwelling units. Parcels 8, 9 and 10 may be redeveloped at 16-20 dwelling units per acre, if the development provides good design, substantial parcel consolidation and buffering and screening between any property line which is adjacent to an existing commercial use or a single-family detached dwelling unit.

   E. The Methodist Church in the Village of Accotink and environs is a local landmark and should be considered for inclusion in an historic district. Any future development or redevelopment in the area should be compatible with the church in terms of design, mass, scale, height, color, type of material and visual impact.

   F. Protective landscape buffer treatment should be utilized in those cases where commercial development could alter the residential character within the Village of Accotink.

Tax ID: 109-1-1- -13
Property Address: 9136 BACKLICK RD, FORT BELVOIR VA 22060 1303
County: FAIRFAX

Legal Subdiv/Neighborhood: BOYER AND COCKE
Condo/Coop Project: BOYER AND COCKE
Incorporated City:
Phone #:
Absent Owner: Yes
Owner Name: THO THI NGUYEN
Company Owner:
Addtnl: TRAN, ANH MINH
Care of Name:
MAILING ADDRESS: 5313 DANAS CROSSING DR, FAIRFAX, VA 22032 3279
LEGAL DESCRIPTION: ACCOTINK

Mag/Dist #: 6	Lot:	Block/Square:	
Election District:	Legal Unit #:	Grid:	Tax Map: 1091 01 0013
Section:	Subdiv Ph:	Addl Parcel Flag/#:	Map: 37921
Map Suffix:	Suffix:	Parcel:	Sub-Parcel:
Historic ID:	Agri Dist:	Plat Folio: 1091	Plat Liber:
TOTAL TAX BILL: $1,889		City Tax:	Tax Levy Yr: 2006
State/County Tax: $1,887		Refuse:	Tax Rate: 0.89
Spec Tax Assmt: $2	Exempt Class: 00	Homestd/Exempt Status:TAXABLE	
Front Foot Fee:	Tax Class:	Mult. Class:	

08 94215
01

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2006	$212,000	$212,000	$0	
2005	$98,000	$98,000	$0	
2004	$98,000	$98,000	$0	

DEED Deed Liber: 18100 Deed Folio: 2066

Transfer Date	Price	Grantor	Grantee
04-Jan-2006	$271,000	EKOUE, TETTEKPOE A	NGUYEN, THO THI & TRAN, ANH MI
09-Jun-2003	$150,000		EKOUE, TETTEKPOE A
06-Apr-1988	$80,000		AGFON INC

PROPERTY DESCRIPTION

Year Built: 0	Zoning Code: 130	Census Trct/Blck: 422,000/2
Irregular Lot:	Square Feet: 34,184	Acreage: 0.78
Land Use Code: Vacant Land	Plat Liber/Folio: /1091	Property Card:
Property Class:	Quality Grade:	Road Description:
Zoning Desc: R-3(RESIDENTIAL 3 DU/AC)	Xfer Devel.Right:	Road Frontage:
Prop Use: VACANT LAND	Site Influence:	Topography:
Building Use: VACANT PARCEL OR UNASSIGN		Sidewalk: Not Available
Lot Description: BUILDABLE-AVERAGE LOT		Pavement: CONNECTED

STRUCTURE DESCRIPTION

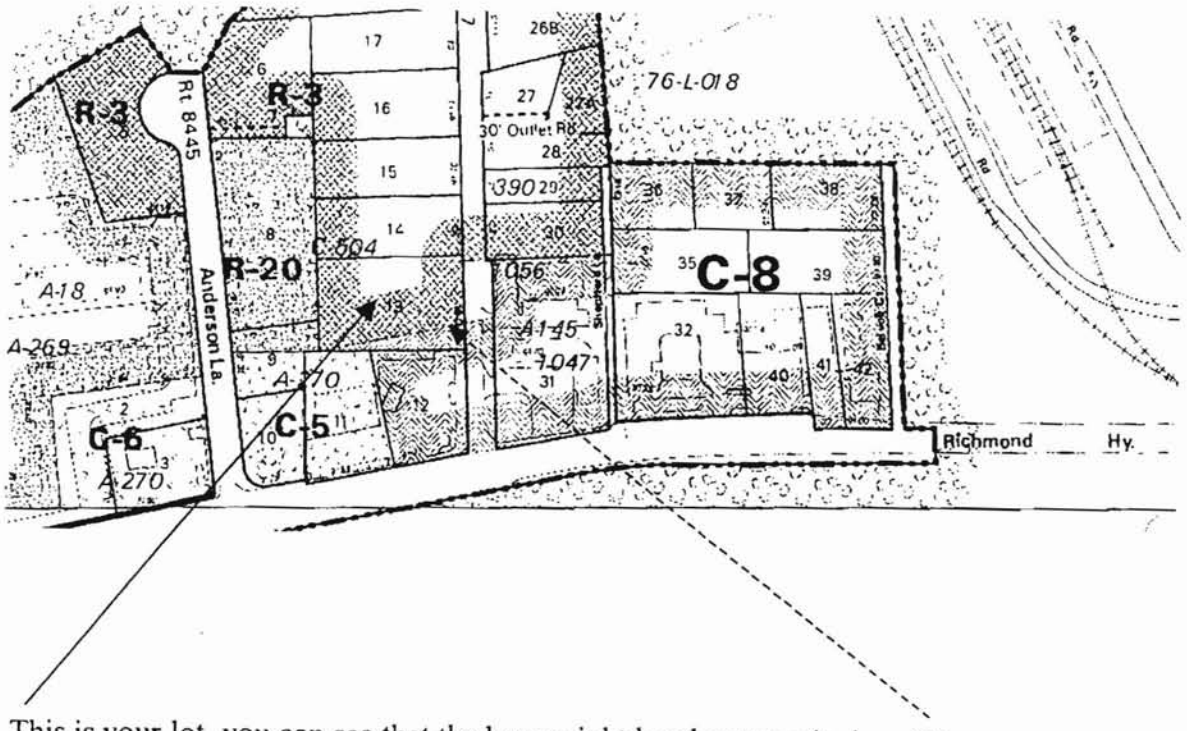
	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:					
Description:					
Dimensions:					
Area:					

Foundation:		Roofing:		# of Dormers:	
Ext Wall:		Style:		Year Remodeled:	
Stories:		Units:		Model/Unit Type:	
Total Building Area:			Living Area: 0		Base Sq Ft:
Patio/Deck Type:	Sq Ft:		Porch Type:		Sq Ft:
Balcony Type:	Sq Ft:		Pool Type:		Sq Ft:
Attic Type:	Sq Ft:		Roof Type:		
Rooms: 0		Fireplace Type:		Fireplaces: 0	
Bedrooms: 0		Bsmt Type:		Garage Type:	
Full Baths: 0		Bsmt Tot Sq Ft:		Garage Const.:	
Half Baths: 0		Bsmt Fin Sq Ft:		Garage Sq Ft:	
Baths: 0.00		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning:		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas: Not Available	Heat:		Sewer: Available		Fuel:
Electric: Available	Water: Available		Underground: Not Available		Walls:

Update Date : 19-Jul-2006

Courtesy of: Anh-Minh Tran
Home: (703) 309-2745 Office: (703) 913-3017
Cell: (703) 309-2745 Email: anhminhtran@mris.com
Company: Jobin Realty
Office: (703) 913-3017 Fax: (703) 913-3021

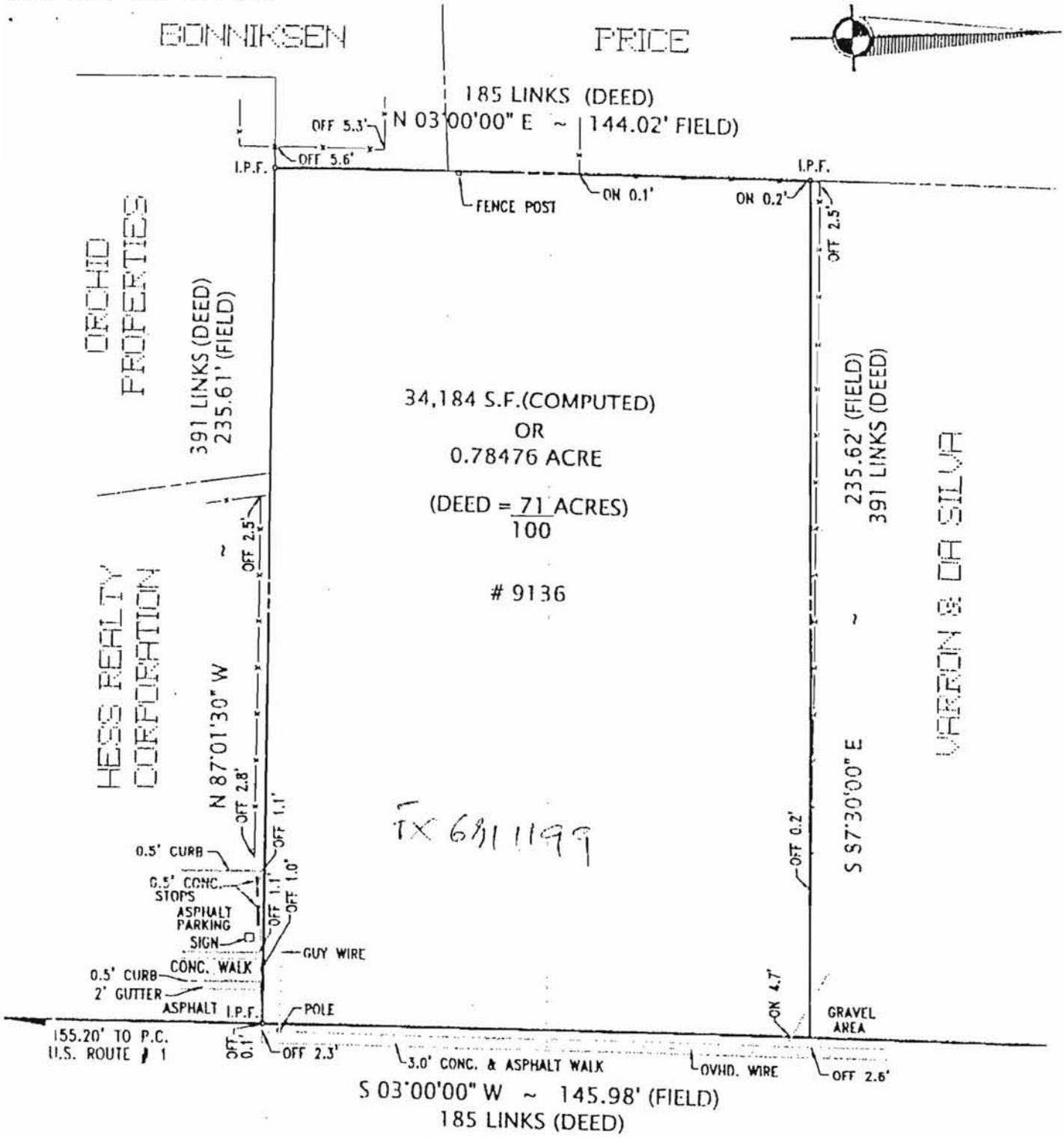
Copyright (c) 2006 Metropolitan Regional Information Systems, Inc.
Information is believed to be accurate, but should not be relied upon without verification.
cy of square footage, lot size and other information is not guaranteed.



This is your lot, you can see that the lower right hand corner sits in a C8 zone.

This is from the zoning map of Fairfax County 2003, grid 109-1.

NOTE: FENCES ARE CHAIN LINK.



PLAT

SHOWING THE IMPROVEMENTS ON

THE PROPERTY LOCATED AT

9136 BACKLICK ROAD

FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 40' MAY 7, 2003

GRAPHIC SCALE

JYLY, 30th 2009

TO:

-MOUNT VERNON SUPERVISOR

-MOUNT VERNON POLICE CHIEF

FROM: THO THI NGUYEN & ANH-MINH TRAN

4407 SAN CARLOS DR , FAIFAX VA 22030

RE:ILLEGAL OCCUPATION & VANDALIZATION AT 9136 BACKLICK RD, FORT BELVOIR, VA 22060

DEAR AUTHORITIES!

WE ARE THE OWNERS OF THE PROPERTY ON THE ABOVE ADDRESS: 9136 BACKLICK RD FORT BELVOIR, VA 22060.

LAST YEAR , ON JULY 08th 2008,WE WROTE A LETTER TO YOU TO COMPLAIN AN ILLEGAL OCCUPATION & VANDALIZATION OF OUR PROPERTY BY A GROUP OF PEOPLE WHICH CAUSING A BIG PROBLEM FOR ITS SALE .SOME OFFERS WERE BACK OUT !

NOW , THE SAME PEOPLE STILL STAYING THERE & THEY BUILT THEIR OWN HOUSE ! WE CAN NOT SELL OUR PROPERY WHILE WE HAVE TO PAY A VERY HIGHT TAX . WE ARE NEAR BANKRUPCY!

THESE PEOPLE LOOK VERY SICK , THEY NEED TO BE HOSPITALIZED & A DECENT PLACE TO LIVE.

PLEASE DO SOMETHING TO HELP THOSE PEOPLE & PROTECT OUR PROPERTY ALSO !

AS TAX PAYERS & CITIZENS WE ARE ASKING TO BE PROTECTED !

RESPECTFULLY YOURS.

THO T. NGUYEN & ANH-MINH TRAN

JULY THE 8th, 2008

TO :MOUNT VERNON POLICE STATION

2511 PARKERS LN # 1

ALEXANDRIA VA 22306

FROM: THO THI NGUYEN

5313 DANAS CROSSING DR

FAIRFAX VA 22032, P # 703-309-2745

RE : ILLEGAL OCCUPATION & VANDALIZATION PRIVATE PROPERTY

PROPERTY ADDRESS:9136 BACKLICK RD ,FORT BELVOIR VA 22060

DEAR SIR !

I AM THE OWNER OF THE VACANT LOT ABOVE.

THERE ARE SEVERAL COUPLES ILLEGALY OCCUPIED MY PROPERTY & LIVING THERE AS THEIR OWN PROPERTY. THEY PUT A LOT OF THEIR BELONGINGS UNDER THE TREES & DRINKING , SMOKING ...

LAST YEAR , A POLICE OFFICER FROM YOUR STATION CALLED MY HUSBAND TO COMPLAIN & TOLD HIM TO PUT THE "NO TRESPASSING " SIGNS. WE PUT 3 SIGNS, BUT ANOTHER DAY ALL OF THEM DISAPPEARED.

WE ARE WORRY ABOUT THEIR ILLEGAL ACTIVITIES WHILE UNDER OUR PROPERTY & WE HAVE NO WAY TO TELL THEM TO LEAVE. THEY ARE HOMELESS, I THINK THEY SHOULD HAVE SOME PLACE FOR THEM TO LIVE IN THAT AREA OTHER THAN OUR PROPERTY.

BESIDES , WE COULDN'T SELL THIS PROPERTY BECAUSE OF THEIR DAILY PRESENCE.

SOME OFFERS CAME TO US WITH A VERY LOW BALL & GONE AWAY BECAUSE OF THEM .

WE WANT TO SALE THIS PROPERTY! PLEASE HELP THESE PEOPLE TO HAVE SOME OTHER PLACE TO LIVE & RETURN THE NORMALITY TO THIS PROPERTY.

RESPECTFULLY YOURS. THO THI NGUYEN

SETPTEMBER 10th,2009

TO:FAIRFAX COUNTY PLANNING COMMISSION OFFICE

GOVERNMENT CENTER BUILDING

12000 GOVERNMENT CENTER PKWY,#330

FAIRFAX VA 22035-5505

FROM:ANH MINH TRAN &THO THI NGUYEN

4407 SAN CARLOS DR ,FAIRFAX VA 22030

RE: 9136 BACKLICK RD FORT BELVOIR VA 22060 REZONING REQUEST.

DEAR COUNTY AUTHORITY!

WE BOUGHT THE VACANT LOT AT 9136 BACKLICK RD FORT BELVOIR 3 YEARS AGO AS THE NEWS FROM THE GOVERNMENT THAT 22,000 JOBS TO BE MOVING TO FORT BELVOIR SOON.WITH THE INTENTION TO BUILD SOMETHING TO ENHANCE THE IMAGE OF THE FRONT GATE OF FORT BELVOIR : A SMALL RESTAURANT .

DAYS PASSED BY ...AND NOTHING GOOD HAPPEN FOR US ...MEANWHILE OUR VACANT LOT WAS OCCUPIED BY A GROUP OF HOMELESS PEOPLE. THEY BUILD THEIR TENTS & VANDALIZING ALL OVER..

WE TRIED TO PUT THE PROPERTY FOR SALE BUT NO RESULT .ACTUALLY WE HAVE HAD COUPLE OFFERS BUT ALL BACKED OUT BECAUSE THEY WORRY ABOUT THE HOMELESS PEOPLE...

WE REPORTED TO THE MOUNT VERNON POLICE ABOUT THE ILLEGAL OCCUPATION & VANDALIZATION OF PRIVATE PROPERTY ON 07/08/2008 WITH NO RESULT.AND AGAIN ON 07/30/2009

WE THINK THERE IS ONLY WAY TO IMPROVE OUR PROPERTY IS TO ASK FOR REZONING FROM THE PRESENT ZONING TO THE RETAIL ZONING . ACTUALLY THE LOT 53 HAS 2 ZONINGS (C8 & R3(PLEASE SEE. ATTACHMENTS).

BY THIS WAY THE FORT BELVOIR FRONT GATE IMAGE COULD BE ENHANCED TO GREET A MILLION TOURISTS (ARMY MUSEUM) & 22 000 JOBS AS THE BRAC PLANNING.

AND BY THIS WAY WE COULD EMPLOY SOME HOMELESS PEOPLE TO SERVE OUR BUSINESS ALSO...

RESPECTFULLY YOURS

ANH MINH TRAN & THO THI NGUYEN

Lai, Jennifer C.

From: Lai, Jennifer C.
Sent: Friday, October 09, 2009 2:14 PM
To: 'amtran@mris.com'
Subject: RE: South County APR nomination

Good afternoon Mr. Tran,

Thank you for your response. In order for your property to be rezoned, your APR nomination must be adopted by the Board of Supervisors. If your nomination is adopted, the next step is to submit an application to rezone your lot to C8 or another zoning category that allows for retail use. In other words, the APR process to amend the Comprehensive Plan is the first step needed to have your property rezoned. Your nomination does now indicate that you wish to have 2,000 square feet of retail use on your property, with no other uses on the property other than parking.

Thank you,
Jenn

-----Original Message-----
From: amtran@mris.com [mailto:amtran@mris.com]
Sent: Friday, October 09, 2009 1:58 PM
To: Lai, Jennifer C.
Subject: RE: South County APR nomination

DEAR JENNIFER!

I DO NOT UNSDERSTAND MUCH ABOUT THE FAR , BUT I JUST WANT MY WHOLE LOT OF 0.78 ACRE (100%) TO BE REZONED TO C8 OR RETAIL USE ONLY.
PLEASE HELP ME TO CLARIFY MY INTENTION FOR THE RETAIL NOMINATION.
THANKS & REGARDS!
ANH MINH TRAN & THO THI NGUYEN

-----Original Message-----
From: "Lai, Jennifer C." <Jennifer.Lai@fairfaxcounty.gov>
Sent: Friday, October 9, 2009 10:40am
To: amtran@mris.com
Subject: South County APR nomination

Dear Mr. Tran,

The purpose of this e-mail is to follow up on our phone conversation from this morning regarding your South County APR nomination. As we discussed, you are nominating a total of one parcel that is approximately .78 acres, or 34,184 square feet (Part 2: General Information of the nomination form). The total Floor Area Ratio (FAR) proposed is .06, and the percent of total FAR for the retail use is 100% (Part 4g). Please respond to this e-mail to indicate that you wish to accept these clarifications to your nomination.

I am the Department of Planning and Zoning staff member assigned to review your nomination. Feel free to address any questions to me at jennifer.lai@fairfaxcounty.gov.

Thank you,

Jennifer Lai
Planning Division, Suite 730
Fairfax County Department of Planning and Zoning Herrity Building, 12055 Government Center Parkway Fairfax, VA 22035
703.324.1356 | phone

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A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **APR ITEM:** 09-IV-5LP

NOMINATOR(S): Linwood Gorham on behalf of the South County Federation (SCF)

ACREAGE: 5.31

TAX MAP I.D. NUMBERS: 107-4 ((1)) 30 and 107-4 ((1)) 32

GENERAL LOCATION: East side of Richmond Highway, across Williamsburg Square townhouse development, west of Noman M. Cole, Jr. Pollution Control Plant

PLANNING AREA: IV
District: Lower Potomac
Sector: LP2 – Lorton-South Route 1 Community Planning Sector
Special Areas: Land Unit G, Sub-unit G5

ADOPTED PLAN MAP: Public Facilities

ADOPTED PLAN TEXT: At the baseline, residential facility for persons requiring special needs housing. As an option, residential use at 5-8 dwelling units per acre (du/ac) with conditions.

For complete Plan text see page 4 of 8.

PROPOSED PLAN AMENDMENT: Add text stating the entire sub-unit has been acquired by Fairfax County and should be used as a buffer to the Noman M. Cole, Jr. Pollution Control Plant, and recreational fields should be considered for the site. Remove recommendations for residential use.

SUMMARY OF STAFF RECOMMENDATION

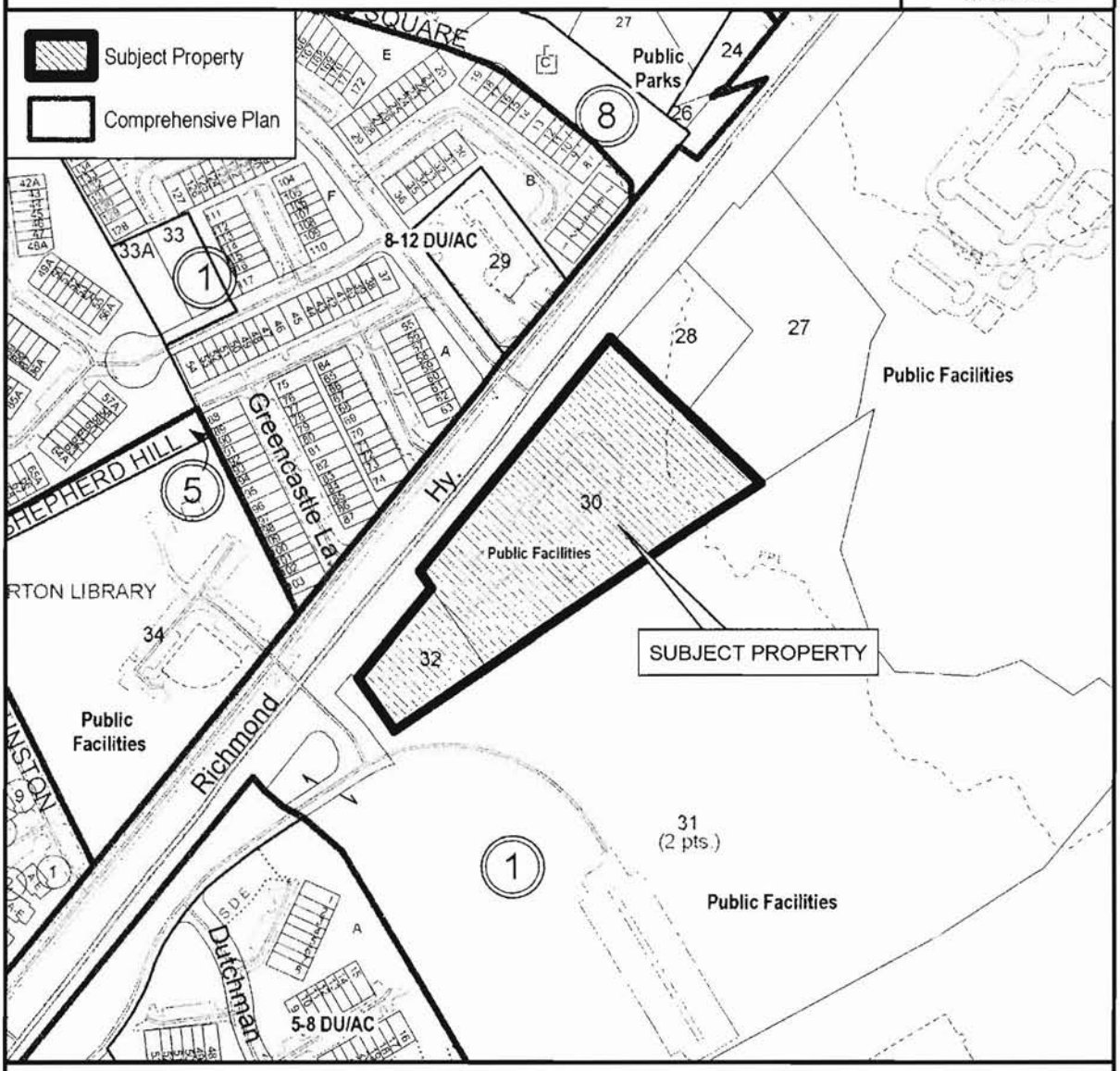
____ Approve Nomination as submitted
__X_ Approve Staff Alternative
____ Retain Adopted Plan

Staff supports two of the nominator's proposals to amend the Comprehensive Plan. First, the Comprehensive Plan should be amended to reflect that the Board of Supervisors owns the subject property; therefore it should be maintained as a buffer to the pollution control plant as noted in the current Comprehensive Plan. Second, the base recommendation for a residential facility providing special needs housing and the option for residential use at 5-8 du/ac should be removed.

Staff proposes adding language to the Comprehensive Plan that reflects the existing basketball and tennis courts on parcel 107-4 ((1)) 32 that are operated and maintained by the Fairfax County Park Authority (FCPA). The Mount Vernon APR Task Force voted to approve the nomination as shown on page 5 with the following modification: "Recreation uses could be considered for the site provided all soil contamination concerns are considered, remediated, or mitigated." Staff supports the intent of the Task Force recommendation but proposes the following modification: "recreation uses could be considered for the site provided that all environmental contaminants are fully identified and remediated or mitigated" to ensure all environmental issues that may require mitigation are addressed, such as groundwater contamination.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR #
09-IV-5LP
MT VERNON



Subject Property Current Plan: Residential facility for persons requiring special needs housing. Option for 5-8 du/ac. Consider County acquisition for buffering to Noman Cole Pollution Control Plant.

Nominated Plan Change: Sub-unit acquired by Fairfax County and used as a buffer to the plant. Option for recreation fields.

Staff Recommendation: Approve staff alternative.

300 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO APRIL 2010

CONTEXT

General Location:

The subject property is generally located on the east side of Richmond Highway, across from the Williamsburg Square townhouse development, and south of the Noman Cole, Jr. Pollution Control Plant.

Existing and Planned Land Use and Zoning:

Subject Area: At the baseline, the subject property is planned for a residential facility for persons requiring special needs housing. As an option, residential use at 5-8 dwelling units per acre is recommended provided the entirety of sub-unit G5 is consolidated and developed as one project. The Plan notes that Fairfax County should also consider acquiring the property for buffers to the Noman M. Cole, Jr. Pollution Control Plant. Parcel 32 contains tennis and basketball courts, and parcel 30 is currently undeveloped. Parcel 107-4 ((1)) 32 is zoned R-1, and parcel 107-4 ((1)) 30 is zoned C-8.

Adjacent Area:
North: The Noman M. Cole, Jr. Pollution Control Plant is located on parcel 107-4 ((1)) 34 and is owned by the Board of Supervisors. This parcel is planned for public facilities, governmental, and institutional uses.
East/Southeast: Parcel 107-4 ((1)) 31 abuts the subject area to the east. The western portion of this parcel is developed with ballfields. The remaining area is open space and acts as a buffer to the Noman Cole Pollution Control Plant. This property is also owned by the Board of Supervisors and is planned for public facilities, governmental and institutional uses.
South: The Overlook Pointe townhouses located to the south are planned for residential use at 5-8 du/ac.
West: Richmond Highway forms the western boundary of the site. The west side of Richmond Highway across from the subject property is developed with the Williamsburg Square townhouse development planned for residential use at 8-12 du/ac, and the Lorton Library planned for public facilities, governmental, and institutional uses.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Lower Potomac Planning District, Amended through 5-4-2009, LP2 –Lorton South Route 1 Community Planning Sector, Page 96:

> "Sub-unit G5
>
> "This 10-acre sub-unit (Tax Map 107-4((1)) 30 and 32) is located on the east side of Route 1 across from the Williamsburg Square townhouse development. It is planned for development of a residential facility for persons requiring special needs housing. As an option, residential use at 5-8 dwelling units per acre is planned provided the entire area is consolidated and developed as one project. Development should be extensively buffered from the Noman M. Cole, Jr. Pollution Control Plant. The County should also consider acquiring this property for buffers to the plant."

NOMINATED PLAN AMENDMENT

Additions are shown underlined and deletions are shown with ~~strikethrough.~~

> "Sub-unit G5
> "This 10-acre sub-unit (Tax Map 107-4((1))30 and 32) is located on the east side of Route 1 across from the Williamsburg Square townhouse development. All of this sub-unit has been acquired by Fairfax County and should be used as a buffer to the Noman M. Cole, Jr. Pollution Control Plant. Recreational fields could also be considered for the site. ~~It is planned for development of a residential facility for persons requiring special needs housing. As an option, residential use at 5-8 dwelling units per acre is planned provided the entire area is consolidated and developed as one project. Development should be extensively buffered from the Noman M. Cole, Jr. Pollution Control Plant. The County should also consider acquiring this property for buffers to the plant."~~

ANALYSIS

Land Use
The subject property is planned for residential use. While nearby properties to the west and south are developed with townhouses, there are concerns with locating residential use close to the pollution control plant. In addition, it is unlikely the residential development potential for parcel 107-4 ((1)) 32 will be realized due to the Comprehensive Plan recommendation that the site to be used as a buffer to the plant if it is owned by the County.

Environmental
The proposed recreation uses would be located on parcel 107-4 ((1)) 30, as the other parcel contains basketball and tennis courts. This parcel a former lumber yard where construction debris and containers were dumped on the site until 1996. A Phase I and limited Phase II Environmental Site Assessment was prepared by Law Engineering and Environmental Services, Inc. (LAW) from 1997-1998. As part of this assessment, several soil, groundwater, and surface water samples were collected and analyzed for pollutants. A limited geotechnical evaluation and a qualitative risk assessment for the site were also conducted to evaluate the risk of exposure to site occupants under the following scenarios: an undisturbed buffer zone, a construction zone, an office building such as a police station, a community center, and a child care facility.

The qualitative risk assessment determined that the site is not considered to pose unacceptable human health risks for site occupants, however detailed analysis of any proposed development should be used to "evaluate the potential cost impact of removing and treating petroleum contaminated soils that were found on the site,"[1] an action recommended prior to developing the site. The limited geotechnical evaluation concluded that "uncontrolled fill along the southern and eastern borders of the site is prone to settlement and is generally unsuitable for shallow foundation support,"[2] and a more detailed geotechnical evaluation would be needed to evaluate the types of foundations that are

[1] Law Engineering and Environmental Services, Inc., Report of Phase I Environmental Site Assessment with Limited Phase II Sampling and Analyses, 84 Lumber Property –Route 1, prepared for Fairfax County Department of Public Works, 15 December 1997, Executive Summary, page vii.
[2] Ibid.

suitable. Further analysis that includes a complete Phase II assessment and a thorough geotechnical study may be necessary if recreation uses are proposed.

The report also recommended excavating all fill materials beneath the site to determine if other contaminants are buried on-site. The fill is up to 40 feet deep in some areas, and "the magnitude of this excavation is considered to be cost prohibitive".[3] This conclusion was also reached by the FCPA as part of their site analysis. The FCPA analysis of the site also indicates a high likelihood of hazardous material contamination, and any utilization of this site for recreation purposes would require extensive testing and remediation to ensure safety for recreation use. FCPA notes that the size and geometry of the parcel does not support athletic field development within Park Authority standards, therefore other types of recreation uses may be appropriate for Parcel 30.

As shown on the Environmental Assessment Map on page 8 of this staff report, approximately .68 acres of the northeast corner of parcel 30 contains Resource Protection Area (RPA) and Environmental Quality Corridor (EQC) acreage. New development is generally prohibited in the RPA and protection of EQC acreage is recommended per County policy.

Transportation

If recreational uses are located on Parcel 30, direct access currently would be via Richmond Highway. It is preferable that direct vehicle access be prohibited from Richmond Highway should this site be developed. If direct vehicle access is needed, it should occur via inter-parcel access from Pott Court. Otherwise, a pedestrian/bike trail to the site should be sufficient to handle access to the site.

Richmond Highway is shown on the Fairfax County Transportation Plan Map to be a six-lane improved arterial (three lanes in each direction). The road is currently only four lanes (two in front of the nominated area). There appears to be sufficient right-of-way to improve the road to six lanes and any development of the site should not preclude this improvement. Additionally, the nomination is within the Enhanced Public Transportation Corridor (EPTC) shown on the Transportation Plan Map. While the rail transit or bus rapid transit shown on the Map does not extend far enough south to directly impact the nomination, this could change in the future with further study. If rail transit or bus rapid transit is implemented, additional right-of-way may be needed for this enhanced public transit service.

Public Facilities

Modifications to the water system infrastructure along the entire Richmond Highway Corridor are anticipated to accommodate development in the future along Richmond Highway. Issues that will need to be addressed include transmission system improvements to potentially include at a minimum a 24-inch diameter main, increased use of transportation right-of-ways and landscaped buffer strips as utility corridors, increasingly congested utility corridors, consolidation of required hydraulic capacity into fewer, larger diameter pipes, and integration of pumping and water storage facilities into mixed-use facilities. While this nomination does not propose increased development intensity, the site may be affected by water system infrastructure modifications as noted by Fairfax County Water Authority.

[3]Ibid.

RECOMMENDATION

Staff recommends modifying the Task Force recommended Comprehensive Plan text by noting that recreation uses could be considered provided all environmental contaminants are fully identified and remediated or mitigated. Staff proposes adding language to the Comprehensive Plan that states existing basketball and tennis courts on parcel 107-4 ((1)) 32 are operated and maintained by the Fairfax County Park Authority. Staff supports the nomination's proposal to remove the recommendations for residential use and add language noting the subject area should be used as a buffer under County ownership.

STAFF RECOMMENDED PLAN TEXT

MODIFY:

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Lower Potomac Planning District, Amended through 5-4-2009, LP2 -Lorton-South Route 1 Community Planning Sector, Page 96:

Additions are shown underlined and deletions are shown with ~~strikethrough.~~

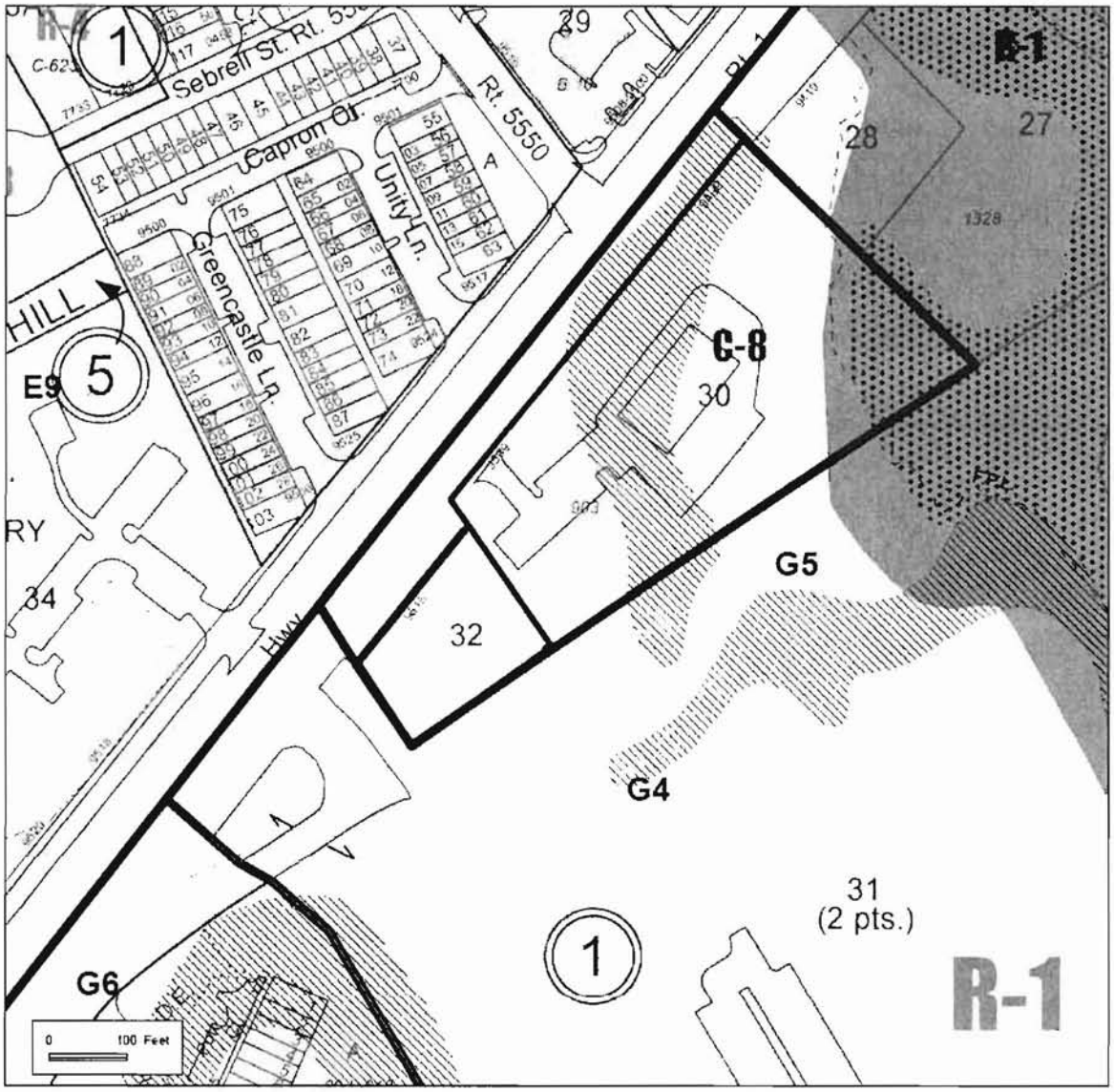
"Sub-unit G5

"This 10-acre sub-unit (Tax Map 107-4((1)) 30 and 32) ~~is~~ located on the east side of Richmond Highway across from the Williamsburg Square townhouse development is planned for public facilities use. The entirety of this sub-unit is owned by Fairfax County and should be used as a buffer to the Noman M. Cole, Jr. Pollution Control Plant. Recreational uses could be considered for the site provided that all environmental contaminants are fully identified and remediated or mitigated. Parcel 107-4 ((1)) 32 is part of the pollution control plant and is developed with tennis and basketball courts that are operated and maintained by the Fairfax County Park Authority. Development should be extensively buffered from the Noman M. Cole, Jr. Pollution Control Plant. ~~It is planned for development of a residential facility for persons requiring special needs housing. As an option, residential use at 5-8 dwelling units per acre is planned provided the entire area is consolidated and developed as one project. The County should also consider acquiring this property for buffers to the plant."~~

THE PLAN MAP: The Comprehensive Plan Map will not change.

Environmental Assessment Map

09-IV-5LP



Study Area Assessment:

Asbestos	0.00 Acres
Hydric Soils:	0.45 Acres
Slopes >= 15%:	1.34 Acres
RPA:	0.68 Acres

Notes:

Prepared by the Fairfax County Department of Planning and Zoning, using Fairfax County GIS

The features here are generalized and therefore approximate

Information provided is partial in nature - do not assume that a feature not shown does not exist

This information has not been verified and should not be used in place of site specific environmental studies.

Legend

- Slopes >= 15%
- Hydric Soils
- Asbestos Soils
- Streams
- Resource Protection Areas

APR
Area Plans Review

2009-2010 SOUTH 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.

THIS BOX FOR STAFF USE ONLY
Date Received: 9/16/09
Date Accepted: 9.25.09 CAR
Planning District: MV
Special Area:

PART 1. NOMINATOR/AGENT INFORMATION

Name: SCF (Linwood Gorham) Daytime Phone: 703-550-2777

Address: South County Federation P.O. Box 442
Lorton, Va. 22199

Nominator E-mail Address: linwoodg@cox.net

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

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.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐Braddock ☐Lee ☐Mason ☒Mount Vernon ☐Springfield

Total number of parcels nominated: 2

Total aggregate size of all nominated parcels (in acres and square feet): 5.3097 acres 231,298 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: See Attachment

b. CURRENT PLAN MAP RECOMMENDATION: PUBLIC FACILITIES, GOVERNMENTAL, AND INSTITUTIONAL:

c. CURRENT ZONING DESIGNATION: R-1, C-8

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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

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 Atachment

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: _____ TOTAL Gross Square Feet: _____

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 (Circle 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)			
TOTAL			

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 August 3, 2009 and September 16, 2009 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
107-4((1))30	9509 Richmond Hwy	BOARD OF SUPERVISORS FAIRFAX	12000 GOVERNMENT CENTER PKW	4.4676	7008 3230 0001 4659 1111
107-4((1))32	9515 Richmond Hwy	BOARD OF SUPERVISORS FAIRFAX	12000 GOVERNMENT CENTER PKW	.8421	7008 3230 0001 4659 1111

CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

CURRENT COMPREHENSIVE PLAN

LP2 Sub-unit G5

This 10-acre sub-unit (Tax Map 107-4((1))30 and 32) is located on the east side of Route 1 across from the Williamsburg Square townhouse development. It is planned for development of a residential facility for persons requiring special needs housing. As an option, residential use at 5-8 dwelling units per acre is planned provided the entire area is consolidated and developed as one project. Development should be extensively buffered from the Noman M. Cole, Jr. Pollution Control Plant. The County should also consider acquiring this property for buffers to the plant.

PROPOSED COMPREHENSIVE PLAN

LP2 Sub-unit G5

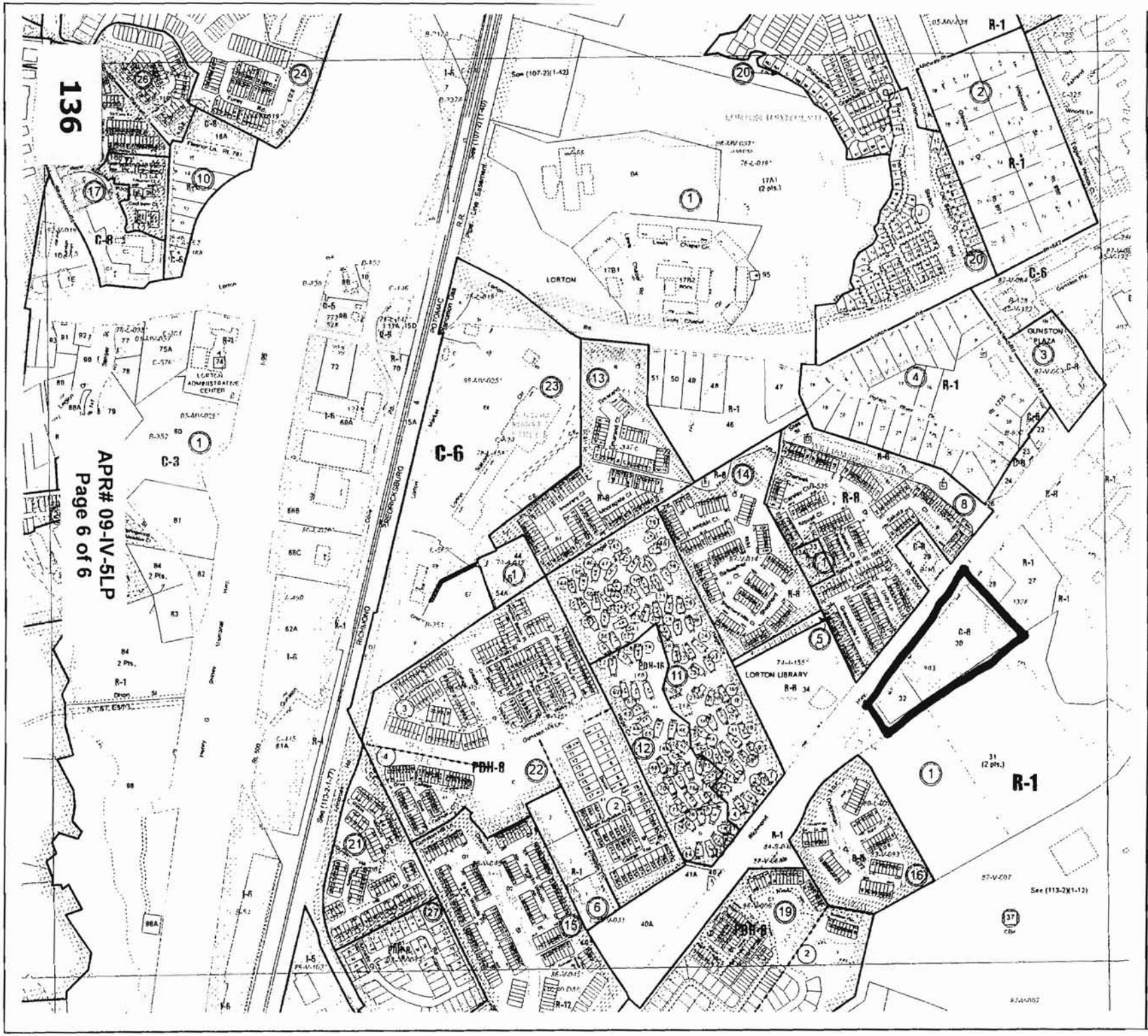
This 10-acre sub-unit (Tax Map 107-4((1))30 and 32) is located on the east side of Route 1 across from the Williamsburg Square townhouse development. All of this sub-unit has been acquired by Fairfax County and should be used as a buffer to the Noman M. Cole, Jr. Pollution Control Plant. Recreational fields could also be considered for this site. ~~It is planned for development of a residential facility for persons requiring special needs housing. As an option, residential use at 5-8 dwelling units per acre is planned provided the entire area is consolidated and developed as one project. Development should be extensively buffered from the Noman M. Cole, Jr. Pollution Control Plant. The County should also consider acquiring this property for buffers to the plant.~~

JUSTIFICATION

One of the options in the Comprehensive Plan for Sub-unit G5 is "The County should also consider acquiring this property for buffers to the plant". All of this sub-unit has been acquired by Fairfax County. The Comprehensive Plan should be updated to reflect the accomplishment of this goal and the sub-units intended use by Fairfax County.

136

APR# 09-IV-5LP
Page 6 of 6



N

GENERAL NOTES

ADMINISTRATIVE INDEX

07-1	07-2	10X-1
07-3	07-4	10X-3
13-1	13-2	14-1

SHEET INDEX

PROPERTY MAP
ZONING
107-4

Revised to : 08 - 17 - 2009

A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON

APR ITEM: 09-IV-6LP
PLAN AMENDMENT: S10-IV-LP1

NOMINATOR(S): Linwood Gorham on behalf of the South County Federation (SCF)

ACREAGE: 3.18 acres

TAX MAP I.D. NUMBERS: 108-3 ((1)) 2, 3; 108-3 ((2)) 2, 5, 6

GENERAL LOCATION: Intersection of Lorton Road and Richmond Highway

PLANNING AREA: IV
District: Lower Potomac
Sector: LP2 – Lorton-South Route 1 Community Planning Sector
Special Areas: Sub-unit E4

ADOPTED PLAN MAP: Retail

ADOPTED PLAN TEXT: Sub-unit E4 is planned for retail and related uses up to .25 FAR with full consolidation. Absent full consolidation, no development should exceed .15 FAR. As an option, a drive-in bank and a drive-thru pharmacy up to .15 FAR may be appropriate with conditions.

For complete Plan text see page 5 of 10.

PROPOSED PLAN AMENDMENT: Remove the optional uses for a drive-in bank and drive-thru pharmacy at an intensity of .15 FAR.

SUMMARY OF STAFF RECOMMENDATION

____Approve Nomination as submitted
_X__Approve Staff Alternative
____ Retain Adopted Plan

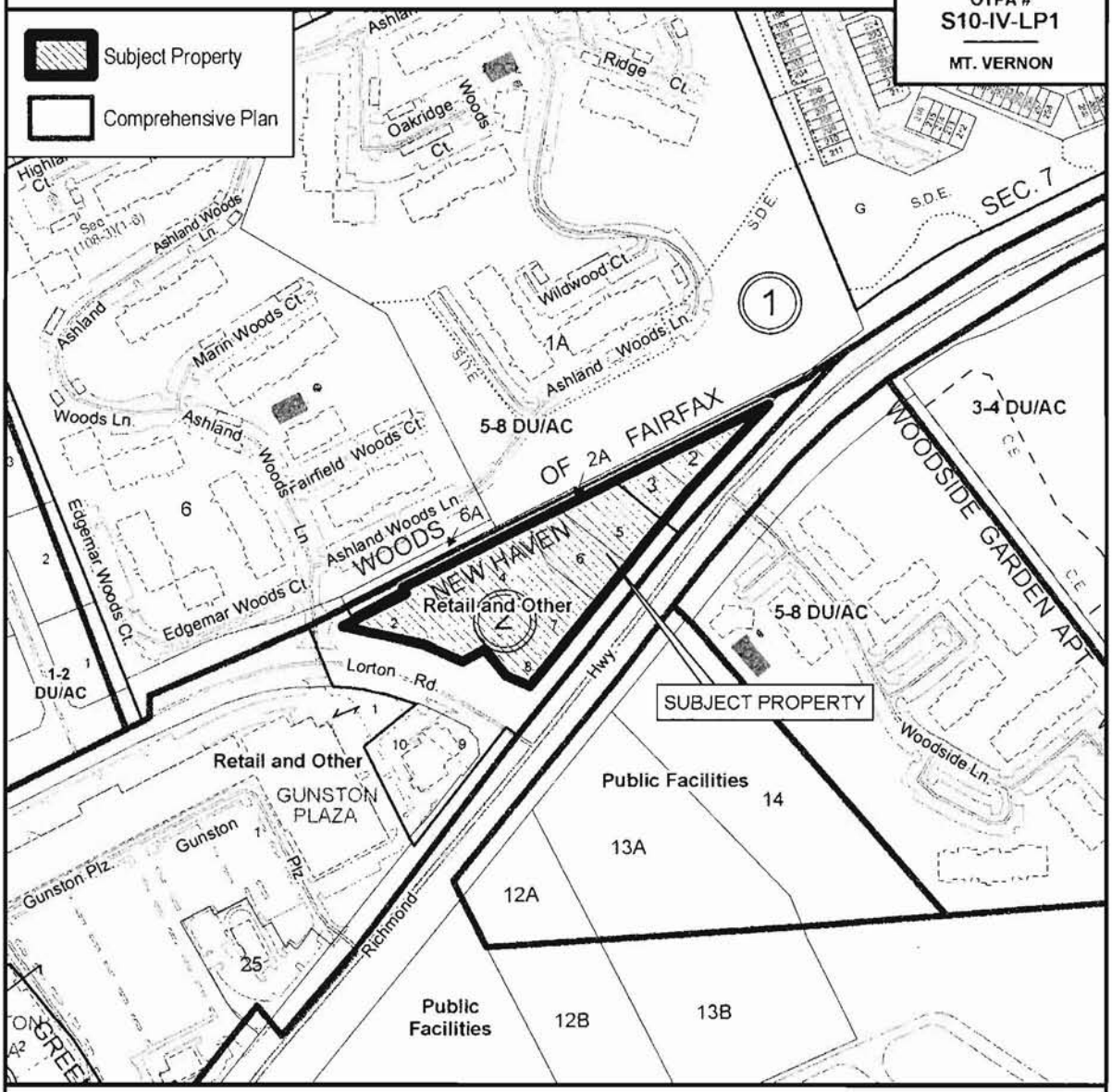
Staff supports the nomination's proposal to remove text that addresses the widening of Route 1 and Lorton Road. This improvement has been implemented; therefore this recommendation is no longer applicable. Staff proposes retaining the Plan guidance noting primary access to the site from Lorton Road. According to the Virginia Department of Transportation (VDOT) standards, there is

insufficient frontage for full access on Route 1. The portion of Route 1 that fronts the subject property is divided by a median, making it difficult to achieve full access. Lastly, the approved site plan indicates partial access (right-in/right-out) to the site from Route 1.

Staff differs with the portion of the nomination that proposes to delete land use and intensity guidance for the drive-through use option. Retaining the text is important to properly review future requests to modify the existing special exception use. Without the text, the review would lack useful guidance that presently exists relating to site design.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR #
09-IV-6LP
OTPA #
S10-IV-LP1
MT. VERNON



Subject Property Current Plan: Retail up to .25 FAR, up to .15 FAR without full consolidation. Option for drive-in bank and drive-through pharmacy up to .15 FAR with conditions.

Nominated Plan Change: Remove option for drive-through uses.

Staff Recommendation: Approve Staff Alternative.

300 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO APRIL 2010

CONTEXT

General Location:

The subject property is generally located at the northeast quadrant of the intersection of Lorton Road and Richmond Highway.

Existing and Planned Land Use and Zoning:

Subject Area: The nominated area is the entirety of Sub-unit E4 within Land Unit E of the Lorton-South Route 1 Community Planning Sector. The Plan map designates this Sub-unit for retail and other uses. The Comprehensive Plan guidance recommends retail and related uses at an intensity up to .25 FAR with full consolidation, and development at an intensity up to .15 FAR without full consolidation. As an option, a drive-in bank and drive-thru pharmacy at an intensity up to .15 FAR may be appropriate. See pages 5 for complete Plan text, and Attachment II on page 10 for a map of all the Sub-units in Land Unit E. The subject property is zoned C-5 and is currently vacant.

Adjacent Area:
North: The Woods of Fairfax, low-rise garden style apartments, are located north of the subject property. These apartments are part of Sub-unit E12. The Plan guidance notes this sub-unit contains stable residential uses that should be preserved and protected, also new or infill development should be compatible with the planned residential density shown on the Plan map. The Plan map indicates 5-8 du/ac, and the apartments are zoned R-20.
East: Parcel 108-3 ((1)) 15 located on the south side of Richmond Highway across from the subject property is developed with the Woodside Apartments. The Plan map shows residential use at 5-8 du/ac, and the parcel is zoned R-20. The Plan guidance notes that Sub-unit G4 is planned for public facilities, governmental and institutional uses and contains the Noman M. Cole, Jr. Pollution Control Plant. The pollution control plant is located approximately 1,000 feet south of the apartments, and there is an open space buffer between the apartments and the plant.
South: The properties to the south of the nominated area (Parcels 108-3 ((1)) 14, 13A, 12A) are owned by the County. These parcels comprise Sub-unit G3, and 8-acre area that is part of the Noman M. Cole, Jr. Pollution Control Plant. This sub-unit is planned for and current functions as an undisturbed buffer between the pollution control plant, Richmond Highway, and the Woodside Apartments.
West: An assisted living facility and the Gunston Plaza Shopping Center are located to the west of the nominated area in Sub-unit E5. The plan recommends community-serving retail and other commercial uses up to .30 FAR, and additional drive-thru uses on the site should be reviewed on a case-by-case basis. The sunrise facility property is zoned C-3, and the shopping center area is zoned C-6 and C-8.

ADOPTED PLAN TEXT:

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Lower Potomac Planning District, Amended through 3-23-2010, LP2 – Lorton-South Route 1 Community Planning Sector, Page 87:

"Sub-unit E4

This sub-unit, located southwest of the intersection of Route 1 and Lorton Road (see Figure 33), is planned for retail and related uses up to .25 FAR, as long as all the parcels in the sub-unit are consolidated. Absent full consolidation no development should exceed .15 FAR. Any development on the site should recognize site and access constraints. Auto-oriented uses are not appropriate, except as specified under the option below for drive-thru uses. Efficient circulation should be provided and curb cuts should be minimized. Buffering and screening of adjacent residential development should be provided. Dedication for the widening of Route 1 and Lorton Road should be provided with primary access to the site from Lorton Road. Secondary access may be provided from Route 1, but must be restricted to right turns in and out. Internal vehicular circulation and locations of entrances and median breaks should be arranged to minimize conflicts with traffic on the adjacent arterial roadways. As an option, parcels within Sub-unit E4 may be considered for public park.

As an option, a drive-in bank and a drive-thru pharmacy up to .15 FAR may be appropriate provided the following conditions are met:

- All parcels in the sub-unit are consolidated.
- Development should include no more than two separate buildings.
- Every effort should be made to orient buildings toward Richmond Highway and to avoid locating parking in front of buildings in order to create an attractive streetscape along Richmond Highway and to improve/enhance the visual image of this portion of Richmond Highway.
- Development includes appropriate landscaping to protect the integrity and character of Pohick Church and the Pohick Church Historic Overlay District.
- Development includes landscaping in the right-of-way along Lorton Road where it intersects with Richmond Highway, if permission is granted by VDOT.
- All recommendations on transportation and buffering and screening for Sub-unit E4 are satisfied."

Figure 33 is shown as Attachment II on page 10.

NOMINATED PLAN AMENDMENT

Additions are shown underlined and deletions are shown with ~~strikethrough~~

"Sub-unit E4

This sub-unit, located southwest of the intersection of Route 1 and Lorton Road (see Figure 33), is planned for retail and related uses up to .25 FAR, as long as all the parcels in the sub-unit are consolidated. Absent full consolidation no development should exceed .15 FAR. Any development on the site should recognize site and access constraints. Auto-oriented and high vehicular traffic uses are not appropriate. ~~, except as specified under the option below for drive-thru uses.~~ Efficient circulation should be provided and curb cuts should be minimized. Buffering and screening of adjacent residential development should be provided. ~~Dedication for the widening of Route 1 and Lorton Road should be provided with primary access to the site from Lorton Road.~~ Secondary access may be provided from Route 1, but must be restricted to right turns in and out. Internal vehicular circulation and locations of entrances and median breaks should be arranged to minimize conflicts with traffic on the adjacent arterial roadways. As an option, parcels within Sub-unit E4 may be considered for public park.

~~As an option, a drive-in bank and a drive-thru pharmacy up to .15 FAR may be appropriate provided the following conditions are met:~~

- ~~All parcels in the sub-unit are consolidated.~~
- ~~Development should include no more than two separate buildings.~~
- ~~Every effort should be made to orient buildings toward Richmond Highway and to avoid locating parking in front of buildings in order to create an attractive streetscape along Richmond Highway and to improve/enhance the visual image of this portion of Richmond Highway.~~
- ~~Development includes appropriate landscaping to protect the integrity and character of Pohick Church and the Pohick Church Historic Overlay District.~~
- ~~Development includes landscaping in the right-of-way along Lorton Road where it intersects with Richmond Highway, if permission is granted by VDOT.~~
- ~~All recommendations on transportation and buffering and screening for Sub-unit E4 are satisfied."~~

HISTORY

On April 25, 1994, the Board of Supervisors approved RZ 93-V-028 to rezone the subject property from the R-1 and C-5 districts to the C-5 district, subject to proffers dated April 8, 1994. The proffered Generalized Development Plan (GDP) depicted a shopping center at an intensity of .18 FAR. On March 24, 1997, the Board of Supervisors approved a proffered condition amendment (PCA 93-V-028) to allow development of a retail center with a maximum FAR of .18 with the option

for one, two, or three buildings with up to 39,350 square feet (sf) of gross floor area subject to proffers dated January 24, 1997.

The site was then the subject of Plan Amendment S06-IV-LP1 that added an option for a drive-in bank institution and drive-thru pharmacy at an intensity up to .15 FAR with conditions. In 2007, the site was the subject of a proffered condition amendment, PCA 93-V-028-02, to amend the GDP and proffers previously approved with PCA 93-V-028 and a special exception application, SE-2007-MV-031, to permit a drive-in bank and drive-thru pharmacy on the site. A 3,848 sf drive-in bank with three drive-thru lanes was proposed. The drive-in pharmacy proposed 10,940 sf of retail space with one drive-thru lane. The SE and PCA applications were approved by the Board of Supervisors on November 17, 2008. The site plan for the bank and pharmacy has been approved.

During the review of this nomination, it was discovered that this nomination was not eligible for consideration under the guidelines established for the 2009-2010 South County APR process because it covered a land area that was included in a Plan amendment adopted since May 1, 2006. Since a Plan amendment for this subject area was adopted on December 4, 2006, this nomination should not have been accepted in the 2009-2010 South County APR cycle.

In light of the fact that this nomination was accepted and significant work had been done, and both the nominator and staff have acted in good faith during the course of this process, staff requested that an Plan Amendment be authorized to allow continued consideration of this nomination. The Board of Supervisors authorized the Plan Amendment on January 26, 2010 to consider APR item 09-IV-6LP.

ANALYSIS:

Land Use

A special exception (SE) for a drive-in pharmacy and drive-thru bank was approved in 2008, shortly after an out-of-turn Plan Amendment (S06-IV-LP1) was adopted for the site that resulted in adding the option for a bank and pharmacy. The site plan has been approved and it is anticipated the construction of the bank and pharmacy will begin prior to the date when the SE approval expires. Removing the current Plan text and conditions for this option could create problems in the future should the applicant request any modifications to their approved development, as there is a need to limit the intensity to .15 FAR and continue to provide guidance regarding conditions specific to drive-thru uses. For example, the text lists conditions pertaining to parcel consolidation, the maximum number of buildings, and the preferred orientation of buildings.

Transportation

Lorton Road is currently designated as a Minor Arterial (Type A) and is shown on the Fairfax County Transportation Plan Map to be a six-lane improved arterial. Lorton Road is already six lanes in width. Route 1 is designated a Principal Arterial, also six lanes in width, and shows no improvements on the Transportation Plan Map. Given that Lorton Road and Richmond Highway are already six lanes, the language requiring dedication for these improvements should be removed. Due to proximity to the traffic signal, turn lanes, and medians, the guidance noting primary access be provided from Lorton Road should remain. Secondary access (right-in, right out) as recommended in the current Plan and shown on the approved site plan may be provided along Route 1.

A major paved trail and on-road bicycle path along Richmond Highway are shown on the Fairfax County Countywide Trails Plan. An existing ten-foot wide asphalt trail along the Richmond Highway frontage of the property and an existing five-foot wide sidewalk along the Lorton Road (western) boundary of the site will remain with the proposed development of the site.

Parks and Recreation

A demolished architectural site (VDHR#029-278; Fairfax County Architectural site #108-3A01) is within the nomination area. The house appears on a 1937 aerial photograph. Additionally, the site is surrounded by both Native American and historic sites, including a Civil Ware Union encampment containing rifle pits.

This issue is addressed by proffers associated with PCA 93-V-028-02, dated October 14, 2008. The proffers note that the Applicant will conduct and complete a Phase I archaeological survey prior to any land disturbing activities and submit this survey to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority ("CRMPS") for review and approval. Furthermore, the Applicant will conduct Phase II or Phase III surveys if determined necessary by CRMPS.

RECOMMENDATION

Staff recommends approval of a staff alternative. Improvements to Lorton Road and Route 1 have been implemented; therefore the Plan guidance addressing right-of-way dedication should be removed. Staff proposes retaining the Plan guidance noting primary access to the site from Lorton Road and secondary access from Route 1. The site plan has been approved and it is anticipated the construction of the bank and pharmacy will begin in the near term. Removing the current Plan text and conditions for this option could create problems in the future should the applicant request modifications to their approved development, as there is a need to continue to provide guidance regarding conditions specific to drive thru uses.

ATTACHMENT I

Proposed Comprehensive Plan text

Additions are shown underlined and deletions are shown with ~~strikethrough.~~

MODIFY:
Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Planning District, Community Planning Sector, Pages 86-87

"Sub-unit E4

This sub-unit, located southwest of the intersection of Route 1 and Lorton Road (see Figure 33), is planned for retail and related uses up to .25 FAR, as long as all the parcels in the sub-unit are consolidated. Absent full consolidation no development should exceed .15 FAR. Any development on the site should recognize site and access constraints. Auto-oriented uses are not appropriate, except as specified under the option below for drive-thru uses. Efficient circulation should be provided and curb cuts should be minimized. Buffering and screening of adjacent residential development should be provided. ~~Dedication for the widening of Route 1 and Lorton Road should be provided with primary access to the site from Lorton Road.~~ Primary access to the site should be from Lorton Road. Secondary access may be provided from Route 1, but must be restricted to right turns in and out. Internal vehicular circulation and locations of entrances and median breaks should be arranged to minimize conflicts with traffic on the adjacent arterial roadways. As an option, parcels within Sub-unit E4 may be considered for public park.

As an option, a drive-in bank and a drive-thru pharmacy up to .15 FAR may be appropriate provided the following conditions are met:

- All parcels in the sub-unit are consolidated.
- Development should include no more than two separate buildings.
- Every effort should be made to orient buildings toward Richmond Highway and to avoid locating parking in front of buildings in order to create an attractive streetscape along Richmond Highway and to improve/enhance the visual image of this portion of Richmond Highway.
- Development includes appropriate landscaping to protect the integrity and character of Pohick Church and the Pohick Church Historic Overlay District.
- Development includes landscaping in the right-of-way along Lorton Road where it intersects with Richmond Highway, if permission is granted by VDOT.
- All recommendations on transportation and buffering and screening for Sub-unit E4 are satisfied."

ATTACHMENT II

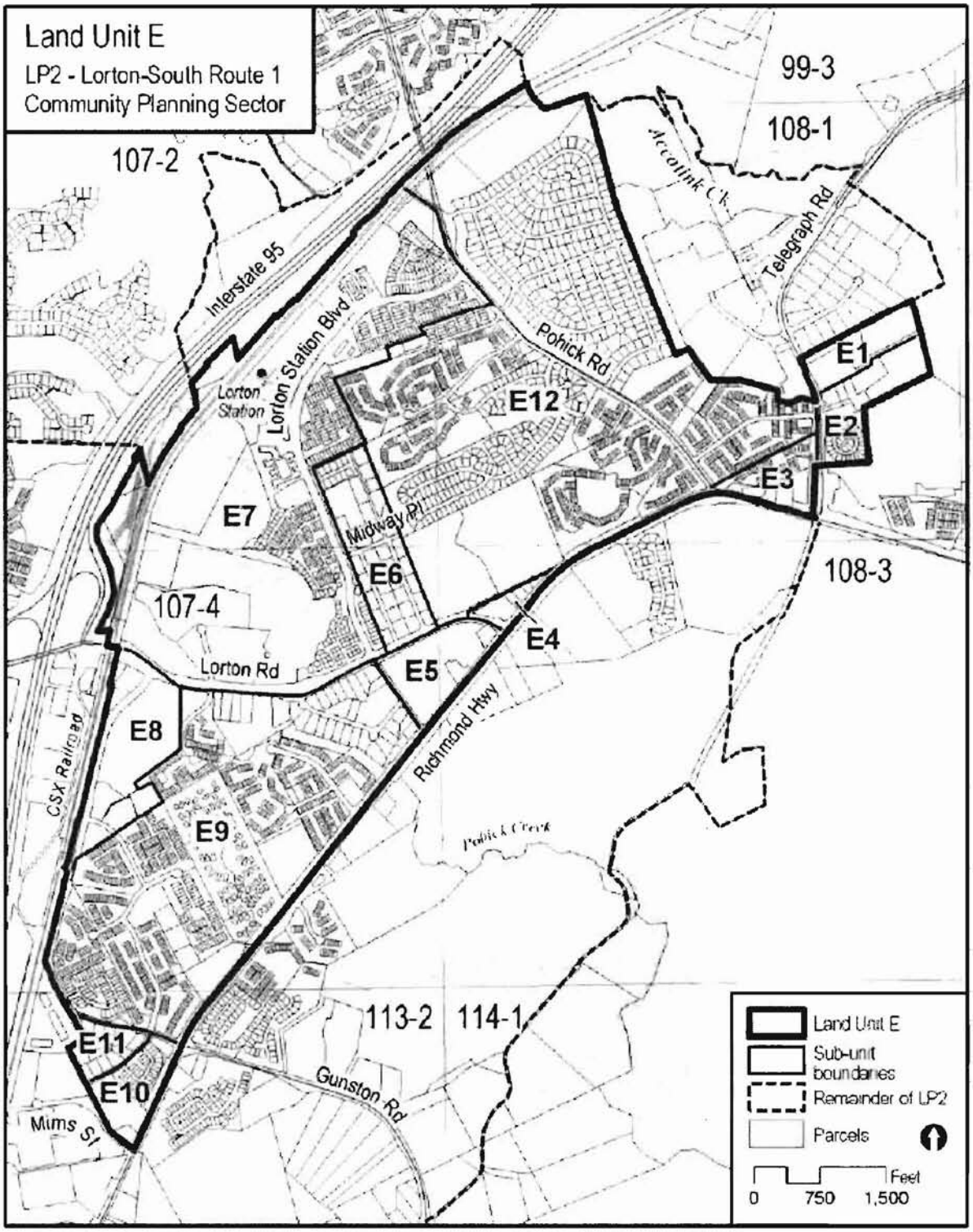


FIGURE 33

APR Area Plans Review

2009-2010 SOUTH 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.

THIS BOX FOR STAFF USE ONLY
Date Received: 9/16/09
Date Accepted: 9-28-09 CBR
Planning District: MV
Special Area:

PART 1. NOMINATOR/AGENT INFORMATION

Name: SCF (Linwood Gorham) Daytime Phone: 703-550-2777

Address: South County Federation P.O. Box 442
Lorton, Va. 22199

Nominator E-mail Address: linwoodg@cox.net

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

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.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐Braddock ☐Lee ☐Mason ☒Mount Vernon ☐Springfield

Total number of parcels nominated: 5

Total aggregate size of all nominated parcels (in acres and square feet): 3.181 acres 138,570 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: See Attachment

b. CURRENT PLAN MAP RECOMMENDATION: Retial and Other

c. CURRENT ZONING DESIGNATION: C-5

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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

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: No Change TOTAL Gross Square Feet: No Change

Categories	Percent of Total FAR	Square feet
Office		
Retail	No Change	No Change
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 (Circle 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)			

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 August 3, 2009 and September 16, 2009 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
108-3((1))2	9360 Richmond Hwy	LORTON CORNER ROAD LLC	4919 BETHESDA AV SUITE 200 BE	.2716	7008 3230 0001 4659 1098
108-3((1))3	9366 Richmond Hwy	LORTON CORNER ROAD LLC	4919 BETHESDA AV SUITE 200 BE	.2219	7008 3230 0001 4659 1098
108-3((2))2	7637 Lorton Rd	LORTON CORNER ROAD LLC	4919 BETHESDA AV SUITE 200 BE	1.8216	7008 3230 0001 4659 1098
108-3((2))5	7621 Lorton Rd	LORTON CORNER ROAD LLC	4919 BETHESDA AV SUITE 200 BE	.4288	7008 3230 0001 4659 1098
108-3((2))6	9372 Richmond Wwy	LORTON CORNER ROAD LLC	4919 BETHESDA AV SUITE 200 BE	.4371	7008 3230 0001 4659 1098

- correct address, does not show in tax database
verified via email 9.28.09

CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

CURRENT COMPREHENSIVE PLAN

LP2 Sub-unit E4

This sub-unit, located southwest of the intersection of Route 1 and Lorton Road (see Figure 33), is planned for retail and related uses up to .25 FAR, as long as all the parcels in the sub-unit are consolidated. Absent full consolidation no development should exceed .15 FAR. Any development on the site should recognize site and access constraints. Auto-oriented uses are not appropriate, except as specified under the option below for drive-thru uses. Efficient circulation should be provided and curb cuts should be minimized. Buffering and screening of adjacent residential development should be provided. Dedication for the widening of Route 1 and Lorton Road should be provided with primary access to the site from Lorton Road. Secondary access may be provided from Route 1, but must be restricted to right turns in and out. Internal vehicular circulation and locations of entrances and median breaks should be arranged to minimize conflicts with traffic on the adjacent arterial roadways. As an option, parcels within Sub-unit E4 may be considered for public park.

As an option, a drive-in bank and a drive-thru pharmacy up to .15 FAR may be appropriate provided the following conditions are met:

- All parcels in the sub-unit are consolidated.
- Development should include no more than two separate buildings.
- Every effort should be made to orient buildings toward Richmond Highway and to avoid locating parking in front of buildings in order to create an attractive streetscape along Richmond Highway and to improve/enhance the visual image of this portion of Richmond Highway.
- Development includes appropriate landscaping to protect the integrity and character of Pohick Church and the Pohick Church Historic Overlay District.
- Development includes landscaping in the right-of-way along Lorton Road where it intersects with Richmond Highway, if permission is granted by VDOT.
- All recommendations on transportation and buffering and screening for Sub-unit E4 are satisfied.

PROPOSED COMPREHENSIVE PLAN

LP2 Sub-unit E4

This sub-unit, located southwest of the intersection of Route 1 and Lorton Road (see Figure 33), is planned for retail and related uses up to .25 FAR, as long as all the parcels in the sub-unit are consolidated. Absent full consolidation no development should exceed .15 FAR. Any development on the site should recognize site and access constraints. Auto-oriented and high vehicular traffic uses are not appropriate. ~~, except as specified under the option below for drive-thru uses.~~ Efficient circulation should be provided and curb cuts should be minimized. Buffering and screening of adjacent residential development should be provided. ~~Dedication for the widening of Route 1 and Lorton Road should be provided with primary access to the site from Lorton Road.~~ Secondary access may be provided from Route 1, but must be restricted to right turns in and out. Internal vehicular circulation and locations of entrances and median breaks should be arranged to minimize conflicts with traffic on the adjacent arterial roadways. As an option, parcels within Sub-unit E4 may be considered for public park.

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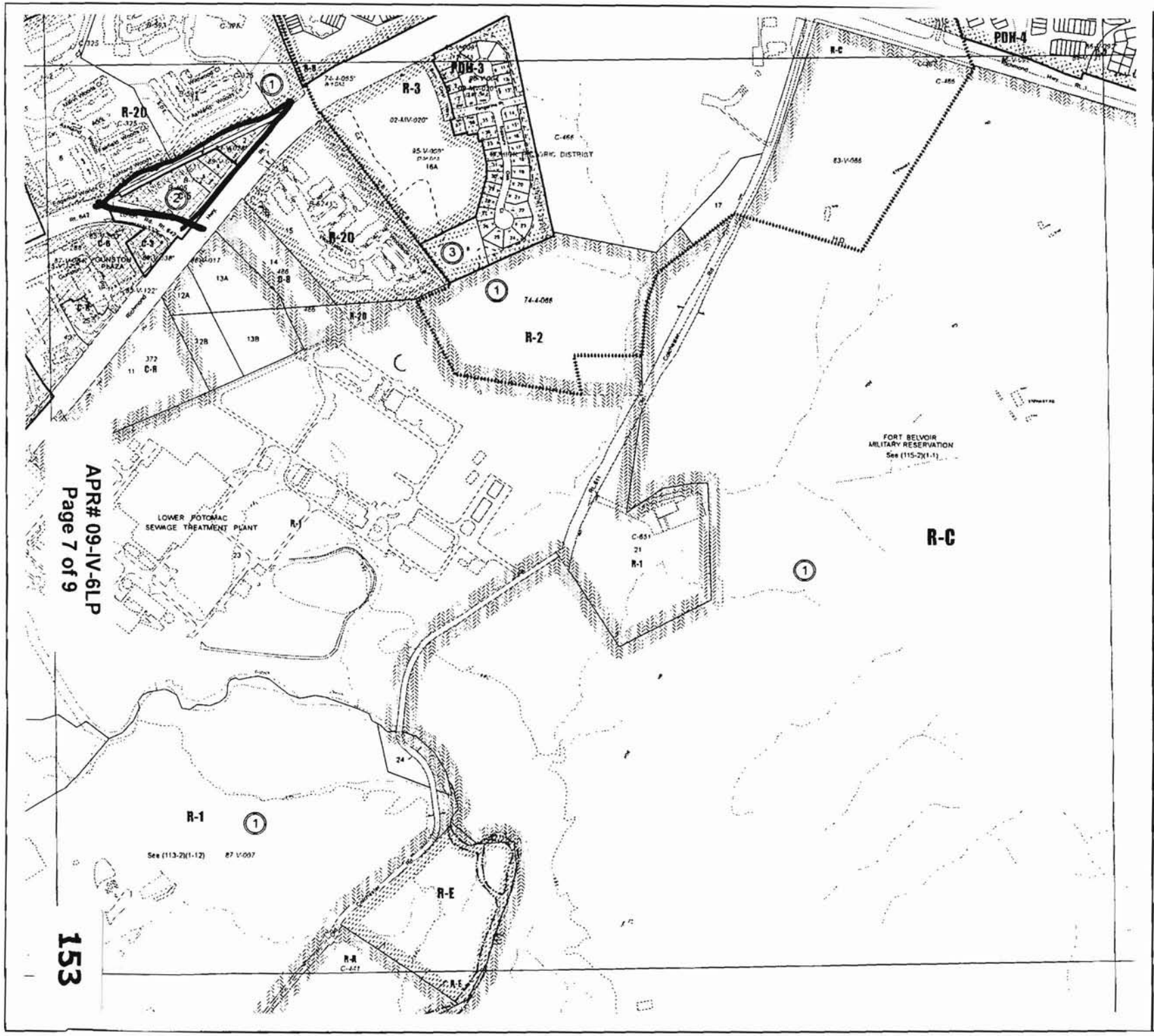
- ~~Development includes appropriate landscaping to protect the integrity and character of Pohick Church and the Pohick Church Historic Overlay District.~~
- ~~Development includes landscaping in the right-of-way along Lorton Road where it intersects with Richmond Highway, if permission is granted by VDOT.~~
- ~~All recommendations on transportation and buffering and screening for Sub-unit E4 are satisfied.~~

JUSTIFICATION

The access to sub-unit E4 is constrained because of its close proximity to Lorton Road on its Route 1 side and its close proximity to Route 1, forcing a shared entrance with the Woods of Fairfax Apartments, on the Lorton Road side. There is currently an approved site plan for this sub-unit that includes a drive-through bank and pharmacy. If there is an opportunity, effort should be made to convert this site to a non auto-oriented low traffic use.



APR# 09-IV-6LP
Page 7 of 9

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GENERAL NOTES

ADMINISTRATIVE INDEX

07-2	108-1	108-2
07-4	108-3	108-4
13-2	14-1	14-2

SHEET INDEX

PROPERTY MAP
ZONING
108-3

Revised to : 05 - 04 - 2009

09-IV-6LP

Lai, Jennifer C.

From: Lai, Jennifer C.
Sent: Wednesday, October 21, 2009 3:36 PM
To: 'Linwood'
Subject: RE: South County APR nominations

Thanks, I received the fax.

From: Linwood [mailto:linwoodg@cox.net]
Sent: Wednesday, October 21, 2009 3:32 PM
To: Lai, Jennifer C.
Subject: Re: South County APR nominations

The new text proposed in this email looks fine and I will Fax the notification letter to you.

Thanks
Linwood
703-550-2777

- ---- Original Message -----
From: Lai, Jennifer C.
To: linwoodg@cox.net
Sent: Wednesday, October 21, 2009 12:53 PM
Subject: RE: South County APR nominations

Linwood,

I reviewed the revisions to the Plan text with Marianne, and she thinks that changing the text about the Pohick Church Historic Overlay District is not necessary and may require notification of all property owners. Since that revision is relatively minor, I think leaving the sentence as is will work. In terms of formatting the text, the Plan option is always the last thing listed. Therefore, I left the order of the text as you had submitted it, with the Plan option as the last part of the recommendation. I added in the conditions for 5-8 du/ac since they are critical to exercising the option (even though the townhouses are already developed at 5-8 du/ac). Let me know what you think of these changes.

Thanks,
Jenn

Jennifer Lai
703.324.1356 | phone
jennifer.lai@fairfaxcounty.gov

Proposed Plan Text: Lorton-South Route 1 Community Planning Sector, LP2, Sub-unit E3

Sub-unit E3 is located within the Pohick Church Historic District at the northwest quadrant of Route 1 and Telegraph Road (see Figure 33). The northern side of the sub-unit is planned for residential use at 5-8 dwelling units per acre provided that the following site specific conditions are met:

154 • Development above the low end of the density range should provide substantial consolidation of

09-IV-6LP

Sub-unit E3;

- Provision of buffers along any property line adjacent to non-residential use, both existing and planned; and
- Provision of high quality design which is compatible with Pohick Church.

Parcels 108-1((17))20, 108-1((17))24, 108-1((17))25, 108-1((17))26, and 108-1((17))2 on the southern side of this sub-unit near Route 1 and closest to Pohick Church are planned for residential use at 3-4 dwelling units per acre provided the plan and units are a high quality design which is compatible with Pohick Church; or a second and preferred option is open space and buffer between Historic Pohick Chuch and nearby residential neighborhoods.

As an option, Sub-unit E3 may be appropriate for residential use at 8-12 dwelling units per acre provided that the following site-specific conditions are met:

- Provision of parcel consolidation of the entire Sub-unit E3;
- Provision of high quality design which is compatible with Pohick Church; and
- Provision of buffers along any property line adjacent to a non-residential use, both existing and planned.

From: Lai, Jennifer C.
Sent: Tuesday, October 20, 2009 4:20 PM
To: 'linwoodg@cox.net'
Subject: South County APR nominations

The purpose of this e-mail is to verify a few things we discussed over the phone regarding your APR nominations.

1. The nomination concerning a portion of sub-unit E8 should include parcel 107-4((1))54A in addition to parcel 107-4((1))44. Our tax records indicate the property owner of parcel 54A is Harry L. Frazier at 3305 Spring Dr., Alexandria VA 22306. Once you have proof of notifying the property owner via certified mail, please let me know either by e-mail or fax.

2. For the nomination concerning sub-unit E4 (drive-in bank and drive-through pharmacy), the text stating "Dedication for the widening of Route 1 and Lorton Road" cannot be removed under the scope of the APR process, as it would have an affect on the county-wide transportation network. Please verify that you wish to keep the text that addresses the widening of Route 1 and Lorton Road as written in the current Comprehensive Plan.

3. The proposed Comprehensive Plan text for the nomination concerning sub-unit E3 should be amended so the text only addresses the nominated parcels (108-1((17)) 20, 22A, 24, 25, 26, 28). I will work with you over the next few days to revise your proposed Comprehensive Plan text so it reflects the objective of the nomination.

Additional clarification:
Nomination for the portion of sub-unit E7 (Pohick Creek EQC) -- the limits of the wetlands and EQC may extend beyond the boundaries of sub-unit E7. In addition, the Plan text cannot be revised to address the entire sub-unit unless sub-unit E7 is nominated. Therefore, I suggest retaining the existing language that states "This area contains signification wetlands.." rather than "Sub-unit E-7 contains significant wetlands.." Let me know your thoughts on this.

Thank you for your time and cooperation,

Jenn

Jennifer Lai
Planning Division, Suite 730
Fairfax County Department of Planning and Zoning
Herrity Building, 12055 Government Center Parkway

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4d. **LAUREL HILL POLLING PLACE (MOUNT VERNON DISTRICT)** (5:12 p.m.)

CORTÈS

Supervisor Hyland said that earlier this month the General Registrar inquired if the local community would have a reaction to change the Laurel Hill polling place from the South County Secondary School, soon to be the South County High School, to the new Laurel Hill Elementary School across the street. The Laurel Hill precinct shares its polling place with the South County precinct. The Laurel Hill community decided their strong preference is to keep the polling place at its current location.

Therefore, Supervisor Hyland moved that the Board direct the General Registrar to keep the Laurel Hill precinct at its current location but change the address to note the name change. Supervisor Herrity seconded the motion and it carried by unanimous vote.

5d. **BAIL BURDEN IN COUNTY JAILS** (5:14 p.m.)

BARRY

Supervisor Hyland said that last week, he attended a National Association of Counties Public Safety Conference in San Antonio, Texas. Elected officials, emergency management and public safety professionals all discussed the prevalent public safety issues confronting governments at all levels. He noted that one issue, which a committee chair of the Mount Vernon Council emailed him about, is the problem of inmates not being able to post bail. The cost of their incarceration may amount to far more than the fine levied by the Courts. The constituent shared a report by National Public Radio (NPR) on the matter, which was discussed at the conference. He noted that the NPR report is included with his written Board Matter.

Accordingly, Supervisor Hyland asked unanimous consent that the Board direct the Court and the Sheriff to provide information as to the experience with inmates remaining incarcerated because they are unable to afford their bonds, the success of the pretrial release program and how the number of persons held in jail awaiting disposition of pending charges is managed. Without objection, it was so ordered.

6d. **MOTION TO AUTHORIZE AN OUT-OF-TURN PLAN AMENDMENT FOR SOUTH COUNTY 2009-2010 AREA PLANS REVIEW (APR) NOMINATION 09-IV-6LP (MOUNT VERNON DISTRICT)** (5:15 p.m.)

FRED

DFZ

STALZER

Supervisor Hyland said that during the 2009-2010 South County APR process, staff accepted nomination 09-IV-6LP. The nomination area, located north of Lorton Road at the intersection of Lorton Road and Richmond Highway, was the

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A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **APR ITEM:** 09-IV-7LP

NOMINATOR(S): Linwood Gorham on behalf of the South County Federation (SCF)

ACREAGE: 5.14 acres

TAX MAP I.D. NUMBERS: 108-1 ((1)) 20, 22A, 24, 25, 26, 28

GENERAL LOCATION: Northwest quadrant at the intersection of Richmond Highway and Telegraph Road.

PLANNING AREA: IV
District: Lower Potomac
Sector: LP2 – Lorton-South Route 1 Community Planning Sector
Special Areas: Sub-unit E3

ADOPTED PLAN MAP: Residential at 5-8 dwelling units per acre (du/ac)

ADOPTED PLAN TEXT: Residential use at 5-8 du/ac with conditions. As an option, residential use at 8-12 du/ac with conditions.

For complete Plan text see page 5 of 11.

PROPOSED PLAN AMENDMENT: Amend the base recommendation from residential use at 5-8 du/ac to residential use at 3-4 du/ac for the nominated parcels. Add option for the nominated parcels to be maintained as open space.

Note: The portion of the sub-unit E3 that is not included in the nomination area would remain planned for residential use at 5-8 du/ac. The option for residential use at 8- 12 du/ac for the entirety of sub-unit E3 would remain (see page 5 for nominated Plan text).

SUMMARY OF STAFF RECOMMENDATION

____ Approve Nomination as submitted
__X__ Approve Staff Alternative
____ Retain Adopted Plan

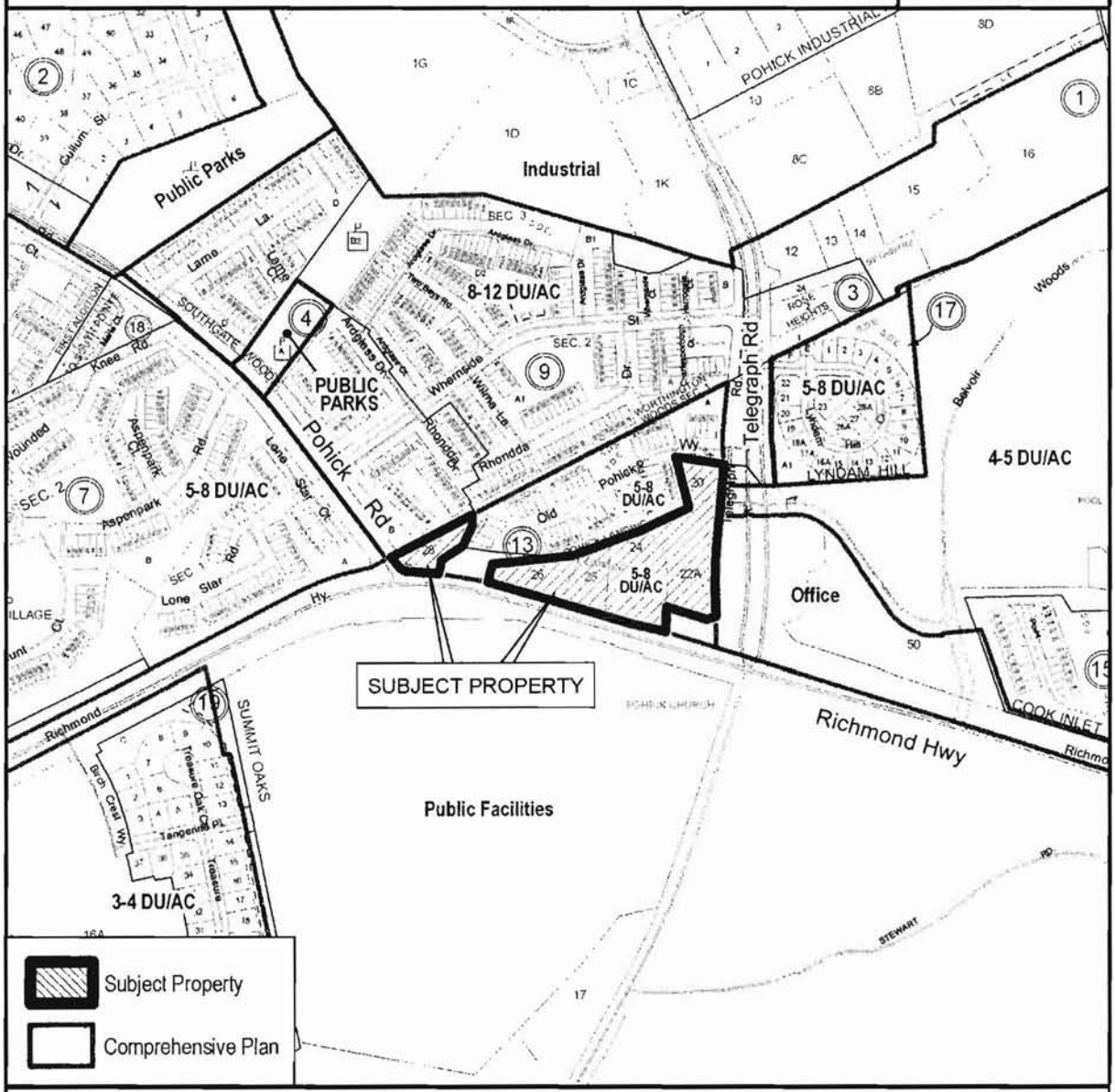
Development in the vicinity of the subject property generally tapers to lower intensity toward Richmond Highway. Recommending a density of 3-4 du/ac for the portion of Sub-unit E3 located closest to Richmond Highway would achieve the tapering effect suggested by the current Plan map. In addition, lower intensity residential use could better protect the viewshed of historic Pohick Church.

Parcel 108-1 ((1)) 20 was included as part of a rezoning application approved by the Board of Supervisors in 1992 that permitted the development of the existing Pohick Landing townhouse development located along Old Pohick Way (see map on page 3). The approved GDP shows four (4) townhouses on parcel 20. This parcel is the only remaining undeveloped section of the larger Pohick Landing development, and a note on the approved GDP states that the four lots on this parcel can be constructed as a second phase of the project. Since parcel 20 is part of this approved and built development plan, the Plan recommendation for residential use at 5-8 du/ac for this parcel should remain.

The proposed option to maintain the subject area as open space conflicts with the base recommendation for residential use. Many of the nominated parcels are owned by the Commonwealth of Virginia may be used as right-of-way for a planned grade-separated interchange at the intersection of Telegraph Road and Richmond Highway. Staff recommends adding text to the Plan that notes most of the nominated parcels are owned by the state and may be used in the construction of future transportation improvements.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR #
09-IV-7LP
MT. VERNON



Subject Property Current Plan: Residential at 5-8 du/ac with conditions.

Nominated Plan Change: Residential at 3-4 du/ac for parcels 108-1((01))20, 22A, 24-26, and 28. Option for parcels to serve as open space buffer.

Staff Recommendation: Approve Staff Alternative.

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO APRIL 2010

CONTEXT

General Location:

The subject property is located at the northwest quadrant of the intersection of Richmond Highway and Telegraph Road.

Existing and Planned Land Use and Zoning:

Subject Area: The nominated area is a portion of Sub-unit E3. The entirety of Sub-unit E3 is planned for residential use at 5-8 du/ac with conditions including substantial parcel consolidation, buffering adjacent to non-residential use, and compatibility of design with Pohick Church. As an option, residential use at 8-12 du/ac is appropriate with conditions including full consolidation, buffering, and compatibility with Pohick Church. See page 5 for complete Plan text and Attachment II on page 10 for a map of all the Sub-units in Land Unit E.

Parcel 20 is zoned R-8 and is developed with a single-family detached residential home. Parcel 22A is zoned C-6 and is vacant. Parcels 24, 25, 26, and 28 are owned by the state and are also vacant. Parcels 25, 26, and 28 are zoned R-1; parcel 24 is zoned C-8.

Adjacent Area:
North: The townhouse community of Pohick Landing is located north of the subject property and is zoned R-8. The Plan map recommends 5-8 du/ac. Pohick Landing comprises the northern portion of Sub-unit E3.
East: The area east of the subject property is zoned PDH-4 is part of a larger 107-acre area that is planned for and developed with a sunrise senior living facility and housing for the elderly. This area is part of the LP4 – Fort Belvoir Community Planning Sector. The Plan recommends a substantial buffer utilizing existing tree cover along Richmond Highway and Telegraph Road as part of the site design. The Generalized Development Plan approved with the rezoning application shows a large undeveloped buffer located at the northeast corner of Richmond Highway and Telegraph Road, the portion of the site closest to Pohick Church. The proffers approved with the rezoning state that the property must be developed in conformance to the GDP. The Plan map recommends office and residential use at 4-5 du/ac.
South: Richmond Highway forms the southern boundary of the site. Pohick Church is located across from the nominated area in Sub-unit G1. The Plan map indicates public facilities use. The Comprehensive Plan guidance references the Pohick Church Historic Overlay District and recommends that the area should remain residential in character.
West: The Pohick Village townhouse development is a portion of Sub-unit E12. Pohick Village is zoned R-8 and the Plan map recommends 5-8 du/ac. The Comprehensive Plan guidance notes new or infill development should conform with the planned residential density as shown on the Plan map, and should be of a compatible use, type, and intensity to surrounding existing residential developments.

ADOPTED PLAN TEXT:
Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Lower Potomac Planning District, Amended through 3-23-2010, LP2 – Lorton-South Route 1 Community Planning Sector, Pages 86-87:

"Sub-unit E3

Sub-unit E3 is located within the Pohick Church Historic District at the northwest quadrant of Route 1 and Telegraph Road (see Figure 33) and is planned for residential use at 5-8 dwelling units per acre provided that the following site-specific conditions are met:

- Development above the low end of the density range should provide substantial consolidation of Sub-unit E3;
- Provision of buffers along any property line adjacent to non-residential use, both existing and planned; and
- Provision of high quality design which is compatible with Pohick Church.

As an option, Sub-unit E3 may be appropriate for residential use at 8-12 dwelling units per acre provided that the following site-specific conditions are met:

- Provision of parcel consolidation of the entire Sub-unit E3;
- Provision of high quality design which is compatible with Pohick Church; and
- Provision of buffers along any property line adjacent to a non-residential use, both existing and planned."

Figure 33 is shown as Attachment II on page 11.

NOMINATED PLAN AMENDMENT

Additions are shown underlined and deletions are shown with ~~strikethrough~~

"Sub-unit E3

Sub-unit E3 is located within the Pohick Church Historic District at the northwest quadrant of Route 1 and Telegraph Road (see Figure 33). The northern side of the sub-unit and is planned for residential use at 5-8 dwelling units per acre provided that the following site-specific conditions are met:

- Development above the low end of the density range should provide substantial consolidation of Sub-unit E3;
- Provision of buffers along any property line adjacent to non-residential use, both existing and planned; and
- Provision of high quality design which is compatible with Pohick Church.

Parcels 108-1((17)) 20, 108-1((17)) 24, 108-1((17)) 25, 108-1((17))26, and 108-1 ((17)) 2 on the southern side of this sub-unit near Route 1 and closest to Pohick Church are planned for residential use at 3-4 dwelling units per acre provided the plan and units are a high quality design which is compatible with Pohick Church; or a second and preferred option is open space and buffer between Historic Pohick Church and nearby residential neighborhoods.

As an option, Sub-unit E3 may be appropriate for residential use at 8-12 dwelling units per acre provided that the following site-specific conditions are met:

- Provision of parcel consolidation of the entire Sub-unit E3;
- Provision of high quality design which is compatible with Pohick Church; and
- Provision of buffers along any property line adjacent to a non-residential use, both existing and planned."

ANALYSIS:

Land Use

The Worthington Woods community located to the north of Pohick Landing is planned for residential use at a density of 8-12 du/ac. The northern portion of sub-unit E3 that contains the Pohick Landing townhouses is planned for residential use at a density of 5-8 du/ac. The Summit Oaks development adjacent to Pohick Church on the south side of Richmond Highway is planned for 3-4 du/ac. As noted in the description of the adjacent area to the east, an open space buffer that is part of a larger development plan is located at the northeast intersection of Telegraph Road and Richmond Highway. Planning the nominated area for a residential density of 3-4 du/ac would achieve the tapering effect suggested by the current Plan map. In addition, lower intensity residential use could better protect the viewshed of historic Pohick Church.

Staff recommends two modifications to this concept. First, Parcel 108-1 ((1)) 20 within the subject area was included as part of a rezoning application approved by the Board of Supervisors in 1992 that permitted the development of the existing Pohick Landing townhouse development located along Old Pohick Way (see map on page 3). The approved GDP shows four (4) townhouses on parcel 20. This parcel is the only remaining undeveloped section of the larger Pohick Landing development, and a note on the approved GDP states that the four lots on this parcel can be constructed as a second phase of the project. Since parcel 20 is part of this approved and built development plan, the Plan recommendation for residential use at 5-8 du/ac for this parcel should remain.

Second, Parcels 24, 25, 26, and 28 are owned by the state; it is unlikely the development potential will be fulfilled since these parcels may be needed for right-of-way for ramps as part of the future grade-separated interchange at Telegraph Road and Richmond Highway.

Finally the proposed option to maintain the subject area as open space conflicts with the base recommendation for residential use. In addition, as stated above, much of the nominated area is owned by the Commonwealth of Virginia and may be used as right-of-way for a planned grade-separated interchange at the intersection of Telegraph Road and Richmond Highway.

Transportation
As shown in the table below, the proposed change in land use would result in a decrease in trip generation. This change would not represent a significant impact nor create adversities within the proximate transportation network.

Figure 1: Trip Generation Estimates

Scenario	Daily	AM Peak Hour		PM Peak Hour	
		In	Out	In	Out
Current Comprehensive Plan					
Residential Condominium/Townhouse; 60 DU	412	6	28	27	13
Total	**412**	**6**	**28**	**27**	**13**
Proposed Amendment					
Residential Condominium/Townhouse ; 20 DU	159	2	12	11	5
Total	**159**	**2**	**12**	**11**	**5**
Net Impact of Proposed Amendment Above Comp Plan	(253)	(4)	(16)	(16)	(8)

Telegraph Road is currently designated as a Minor Arterial and Richmond Highway a Principal Arterial. According to the Fairfax County Transportation Plan, neither is planned for mainline improvements such as additional lanes. The segment of southbound Richmond Highway fronting the subject area is currently four travel lanes, and northbound is three travel lanes. The Plan shows a future grade-separated interchange at the intersection of Telegraph Road and Richmond Highway, which will require additional right-of-way for ramps if right-of-way has not already been acquired. Due to the planned grade separated interchange, access will be restricted along both frontages. Should this site be developed, primary site access should be provided via the existing frontage road and traffic signal at Telegraph Road at Old Pohick Way/Belvoir Woods Parkway. This access at Telegraph Road is shown in the approved Generalized Development Plan.

The nomination is within the Enhanced Public Transportation Corridor (EPTC) as indicated on the Transportation Plan Map, with a range of transit options to be studied in the future. A future rail station is planned in the vicinity of Telegraph Road and the nominated area. If rail transit or bus rapid transit is implemented, additional improvements and/or right-of-way may be required to support this enhanced public transit service.

The Plan includes improvements to Old Colchester Road south/southwest of Richmond Highway. Old Colchester Road is proposed for an improved two lane cross-section. Any development of this site should accommodate these improvements.

The draft Transit Development Plan dated December 2009 recommends new Fairfax Connector bus service (Route 371) and a BRAC shuttle route along Richmond Highway. Development of this site should accommodate efficient transit operations and provide access for transit users. A major regional trail, major paved trail and on-road bicycle path are planned for both the Telegraph Road and Richmond Highway corridors per the Fairfax County Countywide Trails Plan. Development of the site should accommodate these trails and efforts should be made to

connect internal bicycle/pedestrian facilities with existing and planned County facilities.

Parks and Recreation
The subject property lies within 1,000 feet of historic Pohick Church and is surrounded by other historic sites such as Civic War Union encampments containing rifle pits. Although significant portions of the sub-unit are disturbed, a Phase I archeological survey is recommended prior to any ground disturbing activities on any relatively undisturbed portions. A Phase II significance assessment and a Phase III data recovery should be required as warranted. Amending the Plan to include a condition regarding an archeological survey cannot be included because it pertains to the entirety of sub-unit E3, and changes are limited to the portion of the nominated sub-unit. Despite this, in view of the known historic value of the site, appropriate actions to identify archaeological sites and recover artifacts and features would be requested should development be proposed.

Heritage Resources
The Pohick Historic Overlay District was established by the Board of Supervisors in 1970 and was the first Historic Overlay District designated by Fairfax County. The following goal was identified for the Pohick Historic Overlay District:[1]

"By formally establishing the Pohick Church Historic Overlay District, the County sought to preserve the physical integrity of the church itself and to enhance the visual quality of the environs of this historic focal point by encouraging compatible design for future development and a maximum amount of open space and natural landscape treatments." As noted in the current Plan, any development should be compatible with Pohick Church.

Schools
The nomination area is within the Gunston Elementary School, Hayfield Middle School, and Hayfield High School boundaries. The proposed Comprehensive Plan change is anticipated to yield fewer students than the number of students from the current base recommendation. The current Plan recommendation for 5-8 du/ac is estimated to yield 9 total students, and the option of 8-12 du/ac could yield 14 students. The proposed plan base recommendation of 3-4 du/ac could yield 5 total students.

Figure 2: Existing school capacity, enrollment, and projected five year enrollment

School	Capacity	Enrollment (9/30/09)	2010-2011 Projected Enrollment	Capacity Balance 2010-2011	2014-15 Projected Enrollment	Capacity Balance 2014-15
Gunston ES	665	568	571	94	629	36
Hayfield MS	1,050	901	934	116	951	99
Hayfield HS	2,180	1,828	1,928	252	1,909	271

Capacity and enrollment are based on the FCPS FY 2011-15 CIP to be adopted by the School Board in January 2010

[1] Pohick Church Historic Overlay District Design Guidelines, p 73. 28 January 2010. <http://www.fairfaxcounty.gov/dpz/historic/overlaydistricts/pohick_church_dg.pdf>.

There are several rezoning applications that were approved within the Gunston and Hayfield boundaries. If these projects are developed, they are anticipated to yield new students and will impact the capacity status of the schools. RZ 2007-LE-012, Lee Village at Silver Lake, was approved by the Board of Supervisors on May 5, 2008. This property is located at the northeast quadrant of the intersection of Silver Lake Boulevard and Beulah Street. The application was approved for workforce housing up to 111 dwelling units and up to 89 independent living units. This application only affects the Hayfield Secondary School (middle and high school grade levels). None of these residential units have been constructed.

RZ 2003-MV-060 was adopted by the Board of Supervisors on February 6, 2006 to rezone the property from the R-1 and HD Districts to the PDH-8 and HD districts to permit the construction of 43 single-family attached and 36 single-family detached units, for a total of 79 dwelling units. The property is located east of Telegraph Road and north of Whernside Street, There are a few single family detached units located on the property, and no attached units are currently developed on the site.

Public Facilities

Existing parcels are served through 12-inch diameter water mains adjacent to the sites. Offsite water main road crossings may be necessary to provide a looped distribution piping configuration. Specific details pertaining to water distribution infrastructure will be developed concurrent with the requisite site planning and engineering process.

RECOMMENDATION

Staff recommends adoption of a staff alternative as shown in Attachment I on page 10. Staff supports reducing density closer to Pohick Church by re-planning the area closest to Richmond Highway from 5-8 du/ac to 3-4 du/ac. Parcel 20 is part of an approved and built townhouse development, therefore the current Plan recommendation should remain. The Transportation Plan Map indicates a future grade-separated interchange at the intersection of Richmond Highway and Telegraph Road. This improvement will require additional right-of-way for ramps that may include some of the nominated parcels. With the exception parcel 20, the nominated parcels that front Richmond Highway are owned by the state. Staff recommends adding text that addresses ownership by the state and possible use for future transportation improvements.

ATTACHMENT I

Staff Proposed Comprehensive Plan text

Additions are shown underlined and deletions are shown with ~~strikethrough.~~

MODIFY:

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Lower Potomac Planning District, Amended through 3-23-2010, LP2 – Lorton-South Route 1 Community Planning Sector, Pages 86-87:

"Sub-unit E3

Sub-unit E3 is located within the Pohick Church Historic District at the northwest quadrant of Route 1 and Telegraph Road (see Figure 33). ~~and planned for residential use at 5-8 dwelling units per acre provided that the following site specific conditions are met:~~ Parcels 108-1((1)) 22A, 24, 25, 26, and 28 located in the southern portion of this Sub-unit near Richmond Highway and closest to Pohick Church are planned for residential use at 3-4 dwelling units per acre, provided the units are part of a high quality design that is compatible with Pohick Church. Parcels 108-1 ((1)) 24, 25, 26, and 28 are owned by the Commonwealth of Virginia and may be used for future transportation improvements.

The northern portion of the sub-unit is planned for residential use at 5-8 dwelling units per acre provided that the following site specific conditions are met

- Development above the low end of the density range should provide substantial consolidation of Sub-unit E3;
- Provision of buffers along any property line adjacent to non-residential use, both existing and planned; and
- Provision of high quality design which is compatible with Pohick Church.

As an option, Sub-unit E3 may be appropriate for residential use at 8-12 dwelling units per acre provided that the following site-specific conditions are met:

- Provision of parcel consolidation of the entire Sub-unit E3;
- Provision of high quality design which is compatible with Pohick Church; and
- Provision of buffers along any property line adjacent to a non-residential use, both existing and planned."

ATTACHMENT II

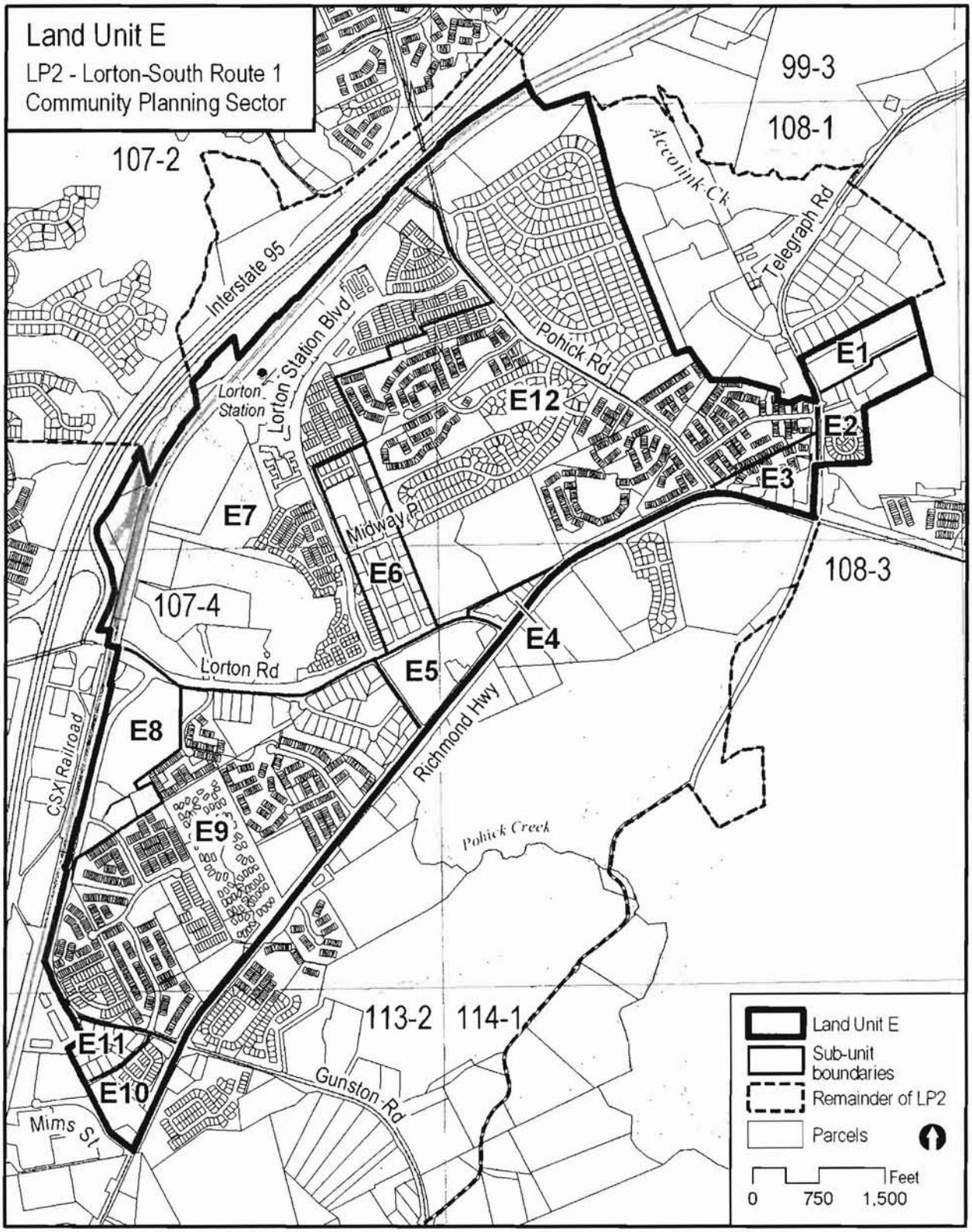


FIGURE 33

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APR
Area Plans Review

2009-2010 SOUTH 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: SCF (Linwood Gorham) Daytime Phone: 703-550-2777

Address: South County Federation P.O. Box 442
Lorton, Va. 22199

Nominator E-mail Address: linwoodg@cox.net

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

THIS BOX FOR STAFF USE ONLY
Date Received: 9/16/09
Date Accepted: 9-23-09 COC
Planning District: MV
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.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 6

Total aggregate size of all nominated parcels (in acres and square feet): 5.1418 acres 223,977 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: See Attachment.

b. CURRENT PLAN MAP RECOMMENDATION: 5-8 DU/AC

c. CURRENT ZONING DESIGNATION: R-1, C-6, C-8

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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

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?) Single Family Attached Residential compatible with the surrounding area.

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: _____ TOTAL Gross Square Feet: _____

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 (Circle 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	20	2000	40,000
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

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 August 3, 2009 and September 16, 2009 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
108-1((1))20	9036 Telegraph Rd	CRESSWELL WILLIAM E JR	PO BOX 1533 LORTON VA 22199	.5	7008 3200 0001 4659 1043
108-1((1))22A	9040 Telegraph Rd	RAMEIKA EDITH H TR	PO BOX 232 E V HUNTER TRUST G	1.5292	7008 3230 0001 4659 1067
108-1((1))24	9304 Richmond Hwy	COMMONWEALTH OF VIRGINIA	3975 FAIR RIDGE DR ATTN WILLIA	1.2676	7008 3230 0001 4659 1074
108-1((1))25	9308 Richmond Hwy	COMMONWEALTH OF VIRGINIA	3975 FAIR RIDGE DR ATTN WILLIA	.6129	7008 3230 0001 4659 1074
108-1((1))26	9310 Richmond Hwy	COMMONWEALTH OF VIRGINIA	3975 FAIR RIDGE DR ATTN WILLIA	.7021	7008 3230 0001 4659 1074
108-1((1))28	9314 Richmond Hwy	COMMONWEALTH OF VIRGINIA	3975 FAIR RIDGE DR ATTN WILLIA	.53	7008 3230 0001 4659 1074

CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

CURRENT COMPREHENSIVE PLAN

LP2 Sub-unit E3

Sub-unit E3 is located within the Pohick Church Historic District at the northwest quadrant of Route 1 and Telegraph Road (see Figure 33) and planned for residential use at 5-8 dwelling units per acre provided that the following site-specific conditions are met:

- Development above the low end of the density range should provide substantial consolidation of Sub-unit E3;
- Provision of buffers along any property line adjacent to non-residential use, both existing and planned; and
- Provision of high quality design which is compatible with Pohick Church.

As an option, Sub-unit E3 may be appropriate for residential use at 8-12 dwelling units per acre provided that the following site-specific conditions are met:

- Provision of parcel consolidation of the entire Sub-unit E3;
- Provision of high quality design which is compatible with Pohick Church; and
- Provision of buffers along any property line adjacent to a non-residential use, both existing and planned.

PROPOSED COMPREHENSIVE PLAN

LP2 Sub-unit E3

Sub-unit E3 is located at the northwest quadrant of Route 1 and Telegraph Road (see Figure 33). It is within the Pohick Church Historic Overlay District and is subject to the requirements of that District. The northern side of this sub-unit is planned and developed for residential use at 5-8 dwelling units per acre. Parcels 108-1((17))20, 108-1((17))22A, 108-1((17))24, 108-1((17))25, 108-1((17))26, and 108-1((17))28 on the southern side of this sub-unit near Route 1 and closest to Pohick Church are planned for residential use at 3-4 dwelling units per acre provided the plan and units are a high quality design which is compatible with Pohick Church; or a second and preferred option is open space and buffer between Historic Pohick Church and nearby residential neighborhoods. ~~within the Pohick Church Historic District at the northwest quadrant of Route 1 and Telegraph Road (see Figure 33) and planned for residential use at 5-8 dwelling units per acre provided that the following site specific conditions are met:~~

- ~~Development above the low end of the density range should provide substantial consolidation of Sub-unit E3;~~
- ~~Provision of buffers along any property line adjacent to non-residential use, both existing and planned; and~~
- ~~Provision of high quality design which is compatible with Pohick Church.~~

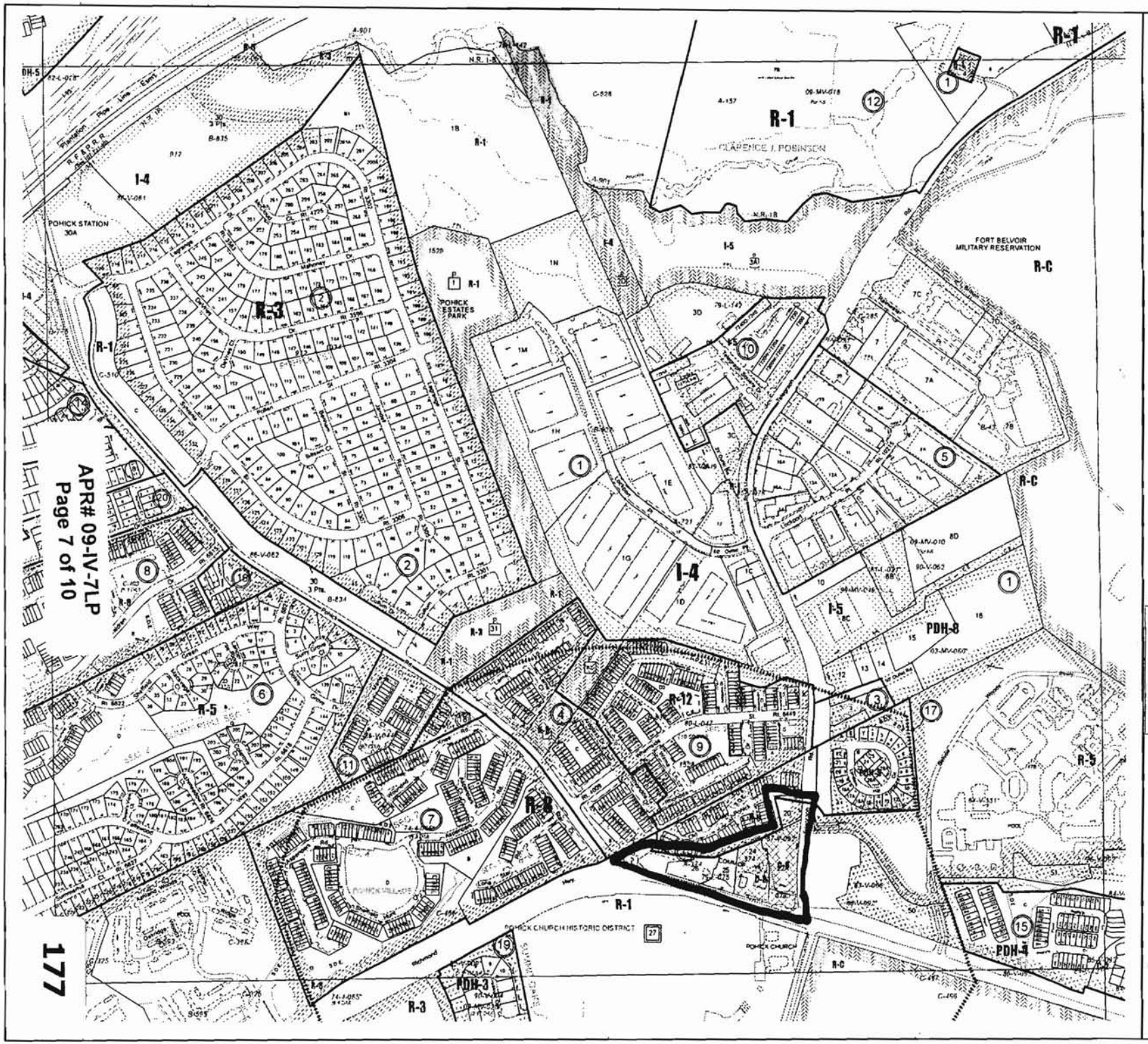
~~As an option, Sub-unit E3 may be appropriate for residential use at 8-12 dwelling units per acre provided that the following site specific conditions are met:~~

- ~~Provision of parcel consolidation of the entire Sub-unit E3;~~
- ~~Provision of high quality design which is compatible with Pohick Church; and~~
- ~~Provision of buffers along any property line adjacent to a non-residential use, both existing and planned.~~

JUSTIFICATION

The widening of Route 1 has cut into sub-unit E3 significantly, leaving a thin triangle-shaped piece of property. Any attempt to develop the sub-unit at the densities of the adjacent properties would give the appearance of higher density because of the irregular shape of the property. The density of this sub-unit needs to be lower then the ones around it in order to appear the same visually.

This sub-unit is directly across Route 1 from Historic Pohick Church in the Pohick Church Historic District. The view shed of the church would be best served if this property was maintained as buffer and open space.



N

GENERAL NOTES

ADMINISTRATIVE INDEX

98-4	99-3	99-4
07-2	[illegible]	108-2
107-4	108-3	108-4

SHEET INDEX

PROPERTY MAP
ZONING
108-1

Revised to : 07 - 16 - 2009

Lai, Jennifer C.

From: Linwood [linwoodg@cox.net]

Sent: Thursday, October 08, 2009 7:50 PM

To: Lai, Jennifer C.

Subject: Re: South County APR nomination: 5 acres in LP2, sub-unit E3

It is intended that all 6 nominated parcels have the option of being 3-4 du/ac or open space regardless of their current zoning or planning designations..

I concur, according to the online Fairfax County zoning maps, parcel 108-1((1))20 is zoned R-8 and R-8 should be added to the other 3 zoning designations in section 4c.

Thanks
Linwood Gorham
703-550-2777

- ----- Original Message -----
From: Lai, Jennifer C.
To: linwoodg@cox.net
Sent: Thursday, October 08, 2009 2:26 PM
Subject: South County APR nomination: 5 acres in LP2, sub-unit E3

Dear Mr. Gorham,

The purpose of this e-mail, a copy of which will be retained for the record, is to formally advise you that the above referenced South County APR Nomination, assigned a temporary ID number of PC-2009-041, has been received by the Department of Planning and Zoning. I have reviewed the nomination as to its compliance with the submission requirements as set forth in the 2009-2010 South County Area Plans Review Guide and would like to address the following:

- Part 4c, Current Zoning Designation: You have listed R-1, C-6, and C-8. Parcel 108-1((1))20 is zoned R-8.
- Parts 4g, 4h: You have selected open space as the non-residential land use in section f. Please verify that 100% of the total FAR for non-residential land use is proposed as open space as one of your options. In part 4h, verify 3-4 du/ac is the proposed density range for the residential component.

Please respond to this e-mail and indicate that you wish to accept the revision to the current zoning designation and verify the land use specifications. This information should be provided to the Department of Planning and Zoning by *October 23*. If I do not receive a response, the nomination will be rejected.

I am the Department of Planning and Zoning staff member assigned to review your nomination. Please address your response or questions to me at jennifer.lai@fairfaxcounty.gov.

Thank you,

Jennifer Lai
Planning Division, Suite 730
Fairfax County Department of Planning and Zoning
Herrity Building, 12055 Government Center Parkway
Fairfax, VA 22035
703.324.1356 | phone

09-IV-7LP

Lai, Jennifer C.

From: Lai, Jennifer C.
Sent: Wednesday, October 21, 2009 3:36 PM
To: 'Linwood'
Subject: RE: South County APR nominations

Thanks, I received the fax.

From: Linwood [mailto:linwoodg@cox.net]
Sent: Wednesday, October 21, 2009 3:32 PM
To: Lai, Jennifer C.
Subject: Re: South County APR nominations

The new text proposed in this email looks fine and I will Fax the notification letter to you.

Thanks
Linwood
703-550-2777

- ---- Original Message -----
From: Lai, Jennifer C.
To: linwoodg@cox.net
Sent: Wednesday, October 21, 2009 12:53 PM
Subject: RE: South County APR nominations

Linwood,

I reviewed the revisions to the Plan text with Marianne, and she thinks that changing the text about the Pohick Church Historic Overlay District is not necessary and may require notification of all property owners. Since that revision is relatively minor, I think leaving the sentence as is will work. In terms of formatting the text, the Plan option is always the last thing listed. Therefore, I left the order of the text as you had submitted it, with the Plan option as the last part of the recommendation. I added in the conditions for 5-8 du/ac since they are critical to exercising the option (even though the townhouses are already developed at 5-8 du/ac). Let me know what you think of these changes.

Thanks,
Jenn

Jennifer Lai
703.324.1356 | phone
jennifer.lai@fairfaxcounty.gov

Proposed Plan Text: Lorton-South Route 1 Community Planning Sector, LP2, Sub-unit E3

Sub-unit E3 is located within the Pohick Church Historic District at the northwest quadrant of Route 1 and Telegraph Road (see Figure 33). The northern side of the sub-unit is planned for residential use at 5-8 dwelling units per acre provided that the following site specific conditions are met:

- Development above the low end of the density range should provide substantial consolidation of

09-IV-7LP

Sub-unit E3;

- Provision of buffers along any property line adjacent to non-residential use, both existing and planned; and
- Provision of high quality design which is compatible with Pohick Church.

Parcels 108-1((17))20, 108-1((17))24, 108-1((17))25, 108-1((17))26, and 108-1((17))2 on the southern side of this sub-unit near Route 1 and closest to Pohick Church are planned for residential use at 3-4 dwelling units per acre provided the plan and units are a high quality design which is compatible with Pohick Church; or a second and preferred option is open space and buffer between Historic Pohick Chuch and nearby residential neighborhoods.

As an option, Sub-unit E3 may be appropriate for residential use at 8-12 dwelling units per acre provided that the following site-specific conditions are met:

- Provision of parcel consolidation of the entire Sub-unit E3;
- Provision of high quality design which is compatible with Pohick Church; and
- Provision of buffers along any property line adjacent to a non-residential use, both existing and planned.

From: Lai, Jennifer C.
Sent: Tuesday, October 20, 2009 4:20 PM
To: 'linwoodg@cox.net'
Subject: South County APR nominations

The purpose of this e-mail is to verify a few things we discussed over the phone regarding your APR nominations.

1. The nomination concerning a portion of sub-unit E8 should include parcel 107-4((1))54A in addition to parcel 107-4((1))44. Our tax records indicate the property owner of parcel 54A is Harry L. Frazier at 3305 Spring Dr., Alexandria VA 22306. Once you have proof of notifying the property owner via certified mail, please let me know either by e-mail or fax.

2. For the nomination concerning sub-unit E4 (drive-in bank and drive-through pharmacy), the text stating "Dedication for the widening of Route 1 and Lorton Road" cannot be removed under the scope of the APR process, as it would have an affect on the county-wide transportation network. Please verify that you wish to keep the text that addresses the widening of Route 1 and Lorton Road as written in the current Comprehensive Plan.

3. The proposed Comprehensive Plan text for the nomination concerning sub-unit E3 should be amended so the text only addresses the nominated parcels (108-1((17)) 20, 22A, 24, 25, 26, 28). I will work with you over the next few days to revise your proposed Comprehensive Plan text so it reflects the objective of the nomination.

Additional clarification:
Nomination for the portion of sub-unit E7 (Pohick Creek EQC) -- the limits of the wetlands and EQC may extend beyond the boundaries of sub-unit E7. In addition, the Plan text cannot be revised to address the entire sub-unit unless sub-unit E7 is nominated. Therefore, I suggest retaining the existing language that states "This area contains signification wetlands.." rather than "Sub-unit E-7 contains significant wetlands.." Let me know your thoughts on this.

Thank you for your time and cooperation,

Jenn

Jennifer Lai
Planning Division, Suite 730
Fairfax County Department of Planning and Zoning
Herrity Building, 12055 Government Center Parkway

A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **APR ITEM:** 09-IV-8LP

NOMINATOR(S): Linwood Gorham on behalf of the South County Federation (SCF)

ACREAGE: 2.16 acres

TAX MAP I.D. NUMBERS: 107-4 ((1)) 44, 54A

GENERAL LOCATION: East of Groom Cottage Drive, south of Lorton Station Shopping Center, north of Thomas Baxter Place

PLANNING AREA: IV
District: Lower Potomac
Sector: LP2 – Lorton-South Route 1 Community Planning Sector
Special Areas: Sub-unit E8

ADOPTED PLAN MAP: Mixed Use

ADOPTED PLAN TEXT: Sub-unit E8 is planned for mixed use at an overall intensity up to .25 FAR with conditions.

For complete Plan text see pages 4-5 of 8.

PROPOSED PLAN AMENDMENT: Add text stating effort should be made to maintain the subject parcel as open space, but if it is developed special care should be taken to ensure that development does not have a negative impact on the adjacent residential community.

SUMMARY OF STAFF RECOMMENDATION

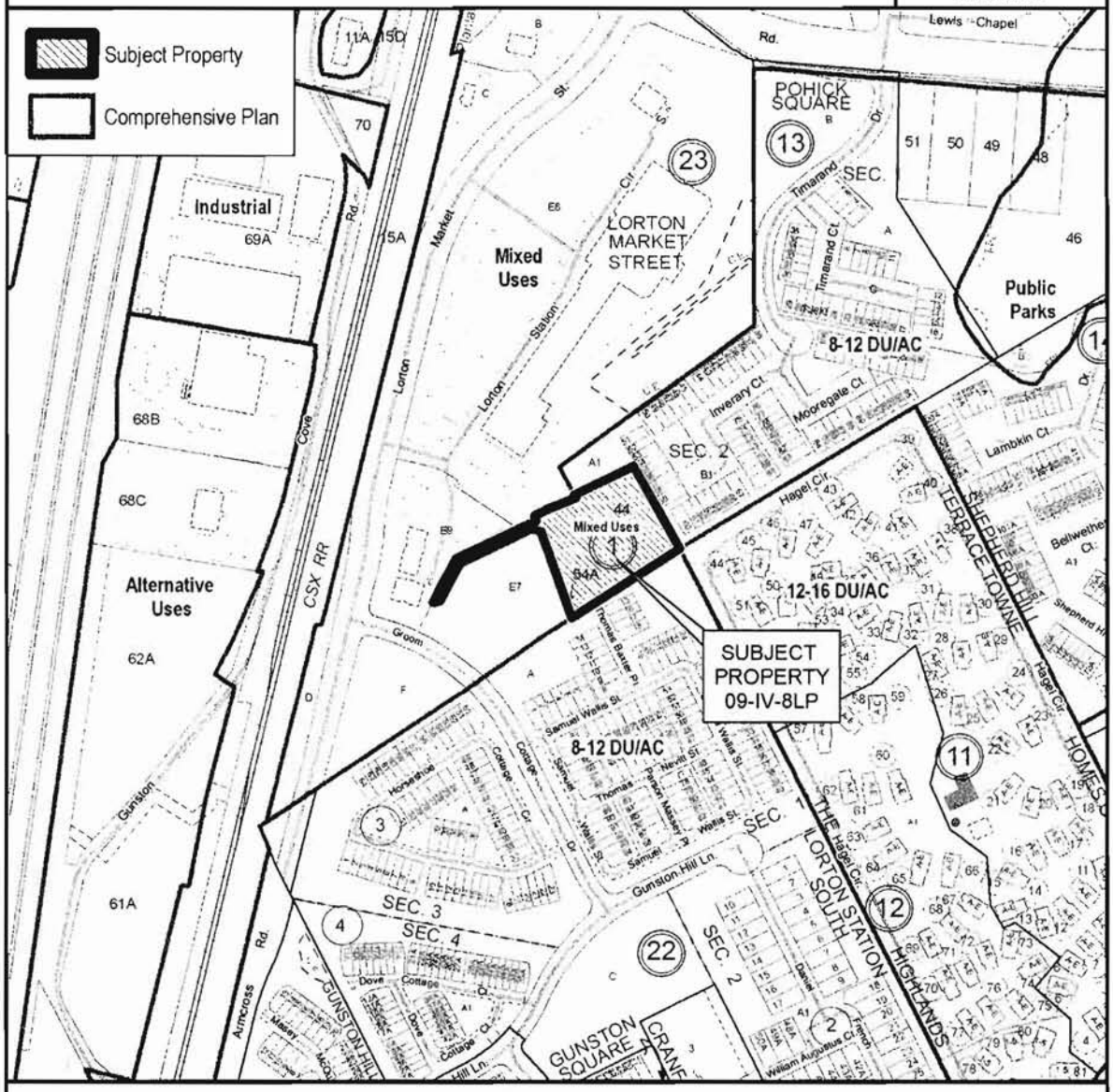
____ Approve Nomination as submitted
____ Approve Staff Alternative
__X_ Retain Adopted Plan

This Plan amendment was proposed to address concerns regarding development that can occur under the existing I-5 industrial zoning designation of the subject property. The nomination seeks to maintain the parcels as open space, or in the alternative, ensure that development does not adversely affect the abutting residential neighborhood. The proposed additional text would not achieve the goal of the nomination because uses permitted by the Zoning Ordinance are not subject to Comprehensive Plan review. The proposed nomination gives the impression that the Comprehensive Plan could prohibit permitted uses from being developed.

In the case where a change to the zoning is sought, the Comprehensive Plan would be consulted. The existing Comprehensive Plan guidance notes that new development should be compatible in height, scale, and intensity with existing residential uses. Similarly, substantial buffering and screening is strongly encouraged if non-residential uses are developed next to residential use. The Plan guidance refers to architectural design features and landscaping to encourage a visually attractive development in the case of non-residential development. It should be noted that screening and/or barriers between industrial and residential uses would be required for development under the I-5 zoning district as set forth in the Zoning Ordinance. Therefore, the existing Plan guidance and the requirements in the Zoning Ordinance fulfill the underlying intent of the nomination, which is to minimize impacts to the adjacent residential communities and encourage compatibility with existing uses.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR #
09-IV-8LP
MT VERNON



Subject Property Current Plan: Mixed use up to .25 FAR with conditions

Nominated Plan Change: Maintain parcels as open space. If parcels are developed, should not negatively impact the community

Staff Recommendation: Retain Adopted Plan

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2010

CONTEXT

General Location:

The subject property is generally located east of Groom Cottage Drive, south of Lorton Station Shopping Center, and north of Thomas Baxter Place.

Existing and Planned Land Use and Zoning:

Subject Area: The nominated parcel is part of Sub-unit E8, an approximately 34-acre area that is planned for a mix of uses such as office, open space, retail, cultural center, hotel, and recreational uses at an overall intensity up to .25 FAR with conditions. See pages 4 and 5 for complete Plan text, and Attachment I on page 7 for a map of all the Sub-units in Land Unit E. Sub-unit E8 is currently developed with approximately 170,000 square feet of predominately retail use with some medical office space. The nominated parcel is zoned I-5. The remainder of Sub-unit E8 is zoned C-6.

Adjacent Area:
North: The surface parking lot of the Lorton Station Shopping Center is located to the north of the subject property. The shopping center is zoned C-6 and is planned for mixed-use, as is the entirety of sub-unit E8 with the exception of the nominated parcel.
East: The Pohick Square townhouses are planned for residential use at 8-12 dwelling units per acre (du/ac) and are zoned R-8. This townhouse development is located within sub-unit E9. The Plan guidance for Sub-unit E9 notes that stable residential uses should be preserved and protected, and any new or infill development within the sub-unit should be of a compatible use, type, and intensity to surrounding existing residential developments.
South: The Lorton Station South townhouses are planned for residential use at 8-12 du/ac and are zoned PDH-8. These townhouses are also located within Sub-unit E9.
West: A stormwater management dry pond is located on parcels 107-4 ((23)) E7 and 107-4 ((23)) F adjacent to the nominated area to the west. This stormwater management facility serves nearby residential development and the Lorton Station Shopping Center. The dry pond is currently under the control of the developer. This will become a stormwater pond once it is approved by the Fairfax County Department of Public Works and Environmental Services. These parcels are part of Sub-unit E8 and are zoned C-6. Groom Cottage Drive located to the west of the dry pond and serves as the connection to an access road to the nominated area.

ADOPTED PLAN TEXT:

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Lower Potomac Planning District, Amended through 5-4-2009, LP2 – Lorton-South Route 1 Community Planning Sector, Page 89:

"Sub-unit E8

Sub-unit E8 is located east of the CSX Railroad tracks, south of Lorton Road, as shown on Figure 33. Sub-unit E8 is planned for a mix of uses such as office, open space, retail, cultural center, hotel/motel and recreational uses. Development of a mixed-use project should be contingent upon satisfactory achievement of the following conditions:

- Substantial and logical parcel consolidation should be provided so that the area is developed as one unified project to provide for high quality design and an integration of uses;
- A thorough heritage resources survey should precede development and the recovery of significant heritage resources should be undertaken in conjunction with development;
- The overall floor area ratio is appropriate up to .25 FAR;
- Substantial contribution towards transportation improvements should be provided;
- Uses and intensities should generally be arranged so that new uses situated next to existing residential uses are compatible in height, scale and intensity. Generous buffering and screening should be employed between non-residential and residential land uses;
- Good design principles should be employed including the provision of pedestrian and vehicular circulation systems within and to the sub-unit with special attention given to the linkages to the commuter rail station;
- Landscaping and trees should be used in parking lots, plazas, and streetside areas and medians along major roads to create boulevard-like effects;
- Architectural design features such as variations of window materials, as well as public space furniture or entry accents are encouraged. When appropriate, arcades, awnings or other building features to distinguish ground floor retail are desirable;
- Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building mounted and ground mounted shopping center signs incorporated within a planting strip are encouraged. Pole mounted signs are discouraged; and
- Safe pedestrian access to the commuter rail station from adjacent recreational areas and from across Lorton Road, Pohick Road and the CSX Railroad should be provided."

Figure 33 is shown as Attachment I.

NOMINATED PLAN AMENDMENT

Additions are shown <u>underlined</u> and deletions are shown with ~~strikethrough~~

"Sub-unit E8

Sub-unit E8 is located east of the CSX Railroad tracks, south of Lorton Road, as shown on Figure 33. Sub-unit E8 is planned for a mix of uses such as office, open space, retail, cultural center, hotel/motel and recreational uses. <u>Effort should be made to maintain parcels 107-4 ((1)) 44 and 107-4 ((1)) 54A as open space. In the event this parcel is developed, special care should be taken to ensure that it does not have a negative impact on the adjacent residential community.</u> Development of a mixed-use project should be contingent upon satisfactory achievement of the following conditions..."

HISTORY

On April 24, 2000, the Board of Supervisors approved RZ-1999-MV-025 to rezone the majority of sub-unit E8 from the I-3, I-6, and PDH-5 districts to the C-6 district to permit the development of a commercial project. While the nominated parcel was not included in this

application, the proffers for RZ-1999-MV-025 dated March 8, 2000 note the "Applicant shall dedicate a 30-foot wide public ingress/egress easement to achieve interparcel access from parcel 107-4 ((1)) 44 to the public Spine Road or the Residential Access Road" if a site plan is submitted for any portion of the property adjacent to parcel 107-4 ((1)) 44. See Attachment II on page 8. After RZ-1999-MV-025 was approved, both the Spine Road (Lorton Market Street) and the Residential Access Road (Groom Cottage Drive) were built. To satisfy this proffered condition, site access is possible via Lorton Market Street through the parking lot of the Lorton Station Shopping Center.

ANALYSIS:

Land Use

The subject parcels are surrounded by an area that has been developed in accordance with the Comprehensive Plan. The nominated area was not consolidated with the larger area that was subject to RZ-1999-MV-025; therefore it is zoned I-5 while the rest of the sub-unit was rezoned for commercial use. Staff recognizes that the I-5 zoning designation permits uses that could be considered incompatible with the adjacent residential uses. This potential situation is addressed through substantial buffering and screening required under the Zoning Ordinance.

Transportation

Should the site be developed, site access should limit driveways, and curb cuts and median breaks should be arranged to minimize conflicts with traffic. Further review and analysis is required to determine the most appropriate access points, whether along Groom Cottage Drive, or solely through the adjoining shopping plaza to the north.

While not directly abutting the site, it should be noted that the Fairfax County Transportation Plan Map shows Lorton Road being improved to six lanes between Furnace Road and Richmond Highway. There are also interchange improvements shown at I-95 and Lorton Road. These improvements have been implemented.

RECOMMENDATION

Staff recommends retaining the adopted Comprehensive Plan. The additional Plan language proposed by the nomination would not preclude development under existing zoning. While staff recognizes the concern regarding compatibility with adjacent residential communities, regulations set forth in the Zoning Ordinance address screening and buffering if development occurs under the existing I-5 zoning district. If a change to the I-5 zoning is sought, the extensive Comprehensive Plan recommendations for Sub-unit E8 and other relevant guidance in the Plan would be consulted.

ATTACHMENT I

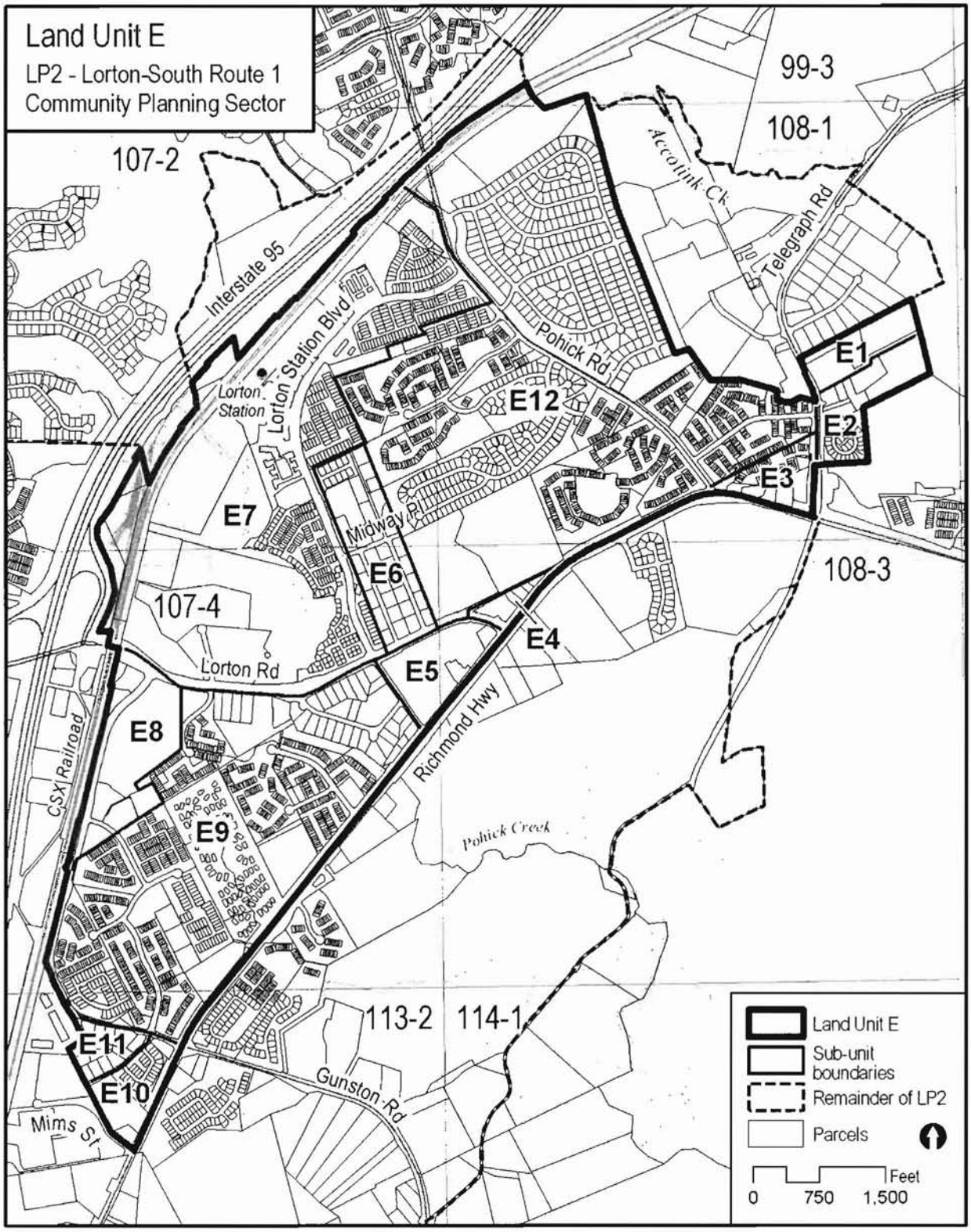


FIGURE 33

ATTACHMENT II

Proffers
Elmwood, LLC
RZ 1999-MV-025
March 8, 2000

Pursuant to Section 15.1-2303 (A), Code of Virginia, 1950, as amended, the undersigned applicants and property owners for themselves and for their successors and assigns (hereinafter "Applicant"), filed for a rezoning to the C-6 District on property identified as tax map reference 107-4 ((1)), Parcels 52, 53, 55, 56, 57 and pt 17A1 (hereinafter referred to as "Application Property") hereby agree to the following proffers, provided the "Board of Supervisors" (hereinafter referred to as "Board") approves the rezoning of the Application Property. IF the Board accepts these proffers, then all previously adopted proffers shall become null and void.

2. TRANSPORTATION

c. Interparcel access

i. At time of site plan submission for any portion of the Application Property adjacent to Tax Map Parcel 107-4((1)) 44, the Applicant shall submit a plat for subsequent DPWES approval showing dedication of a 30-foot wide pubic ingress/egress easement on site from Tax Map 107-4 ((1)) 44 to the public Spine Road or to the Residential Access road either directly or through the center's parking lot.

ii. Applicant shall record the easement among the land records of Fairfax County, Virginia prior to site plan approval.

iii. Applicant shall provide written evidence of Applicant's coordinate with the land owner of Tax Map Parcel 107-4 ((1)) 44 on the location of this easement, subject to the approval of DPWES.

APR Area Plans Review

2009-2010 SOUTH 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: SCF (Linwood Gorham) Daytime Phone: 703-550-2777

Address: South County Federation P.O. Box 442
Lorton, Va. 22199

Nominator E-mail Address: linwoodg@cox.net

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

THIS BOX FOR STAFF USE ONLY
Date Received: 9/16/09
Date Accepted: 9-24-09 CDR
Planning District: MV
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.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 2 acres 87,120 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: See Attachment

b. CURRENT PLAN MAP RECOMMENDATION: Mixed Use

c. CURRENT ZONING DESIGNATION: I-5

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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

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: _____ TOTAL Gross Square Feet: _____

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 (Circle 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)			
TOTAL:			

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 August 3, 2009 and September 16, 2009 to:

Fairfax County Planning Comrnission 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
107-4((1))44	9427 GUNSTON COVE RD	FRAZIER HILDA	3305 SPRING DR ALEX VA 22306	2	7008 3230 0001 4659 1036

CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

CURRENT COMPREHENSIVE PLAN

LP2 Sub-unit E8

Sub-unit E8 is located east of the CSX Railroad tracks, south of Lorton Road, as shown on Figure 33. Sub-unit E8 is planned for a mix of uses such as office, open space, retail, cultural center, hotel/motel and recreational uses. Development of a mixed-use project should be contingent upon satisfactory achievement of the following conditions:

- Substantial and logical parcel consolidation should be provided so that the area is developed as one unified project to provide for high quality design and an integration of uses;
- A thorough heritage resources survey should precede development and the recovery of significant heritage resources should be undertaken in conjunction with development;
- The overall floor area ratio is appropriate up to .25 FAR;
- Substantial contribution towards transportation improvements should be provided;
- Uses and intensities should generally be arranged so that new uses situated next to existing residential uses are compatible in height, scale and intensity. Generous buffering and screening should be employed between non-residential and residential land uses;
- Good design principles should be employed including the provision of pedestrian and vehicular circulation systems within and to the sub-unit with special attention given to the linkages to the commuter rail station;
- Landscaping and trees should be used in parking lots, plazas, and streetside areas and medians along major roads to create boulevard-like effects;
- Architectural design features such as variations of window materials, as well as public space furniture or entry accents are encouraged. When appropriate, arcades, awnings or other building features to distinguish ground floor retail are desirable;
- Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building mounted and ground mounted shopping center signs incorporated within a planting strip are encouraged. Pole mounted signs are discouraged; and
- Safe pedestrian access to the commuter rail station from adjacent recreational areas and from across Lorton Road, Pohick Road and the CSX Railroad should be provided.

PROPOSED COMPREHENSIVE PLAN

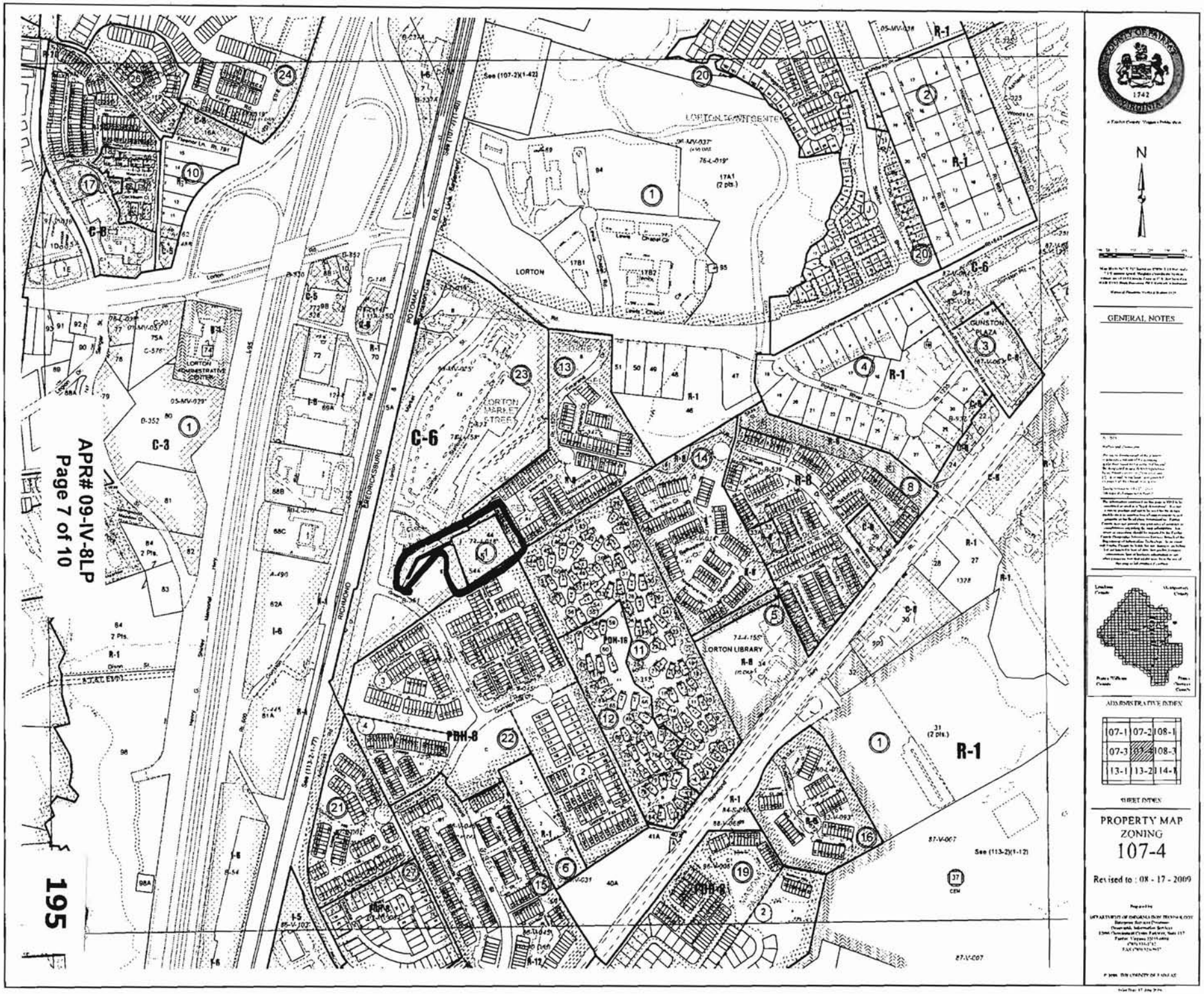
LP2 Sub-unit E8

Sub-unit E8 is located east of the CSX Railroad tracks, south of Lorton Road, as shown on Figure 33. Sub-unit E8 is planned for a mix of uses such as office, open space, retail, cultural center, hotel/motel and recreational uses. Effort should be made to maintain parcel 107-4((1))44 as open space. In the event this parcel is developed, special care should be taken to insure that it does not have a negative impact on the adjacent residential community. Development of a mixed-use project should be contingent upon satisfactory achievement of the following conditions:

- Substantial and logical parcel consolidation should be provided so that the area is developed as one unified project to provide for high quality design and an integration of uses;
- A thorough heritage resources survey should precede development and the recovery of significant heritage resources should be undertaken in conjunction with development;
- The overall floor area ratio is appropriate up to .25 FAR;
- Substantial contribution towards transportation improvements should be provided;
- Uses and intensities should generally be arranged so that new uses situated next to existing residential uses are compatible in height, scale and intensity. Generous buffering and screening should be employed between non-residential and residential land uses;
- Good design principles should be employed including the provision of pedestrian and vehicular circulation systems within and to the sub-unit with special attention given to the linkages to the commuter rail station;
- Landscaping and trees should be used in parking lots, plazas, and streetside areas and medians along major roads to create boulevard-like effects;
- Architectural design features such as variations of window materials, as well as public space furniture or entry accents are encouraged. When appropriate, arcades, awnings or other building features to distinguish ground floor retail are desirable;
- Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building mounted and ground mounted shopping center signs incorporated within a planting strip are encouraged. Pole mounted signs are discouraged; and
- Safe pedestrian access to the commuter rail station from adjacent recreational areas and from across Lorton Road, Pohick Road and the CSX Railroad should be provided.

JUSTIFICATION

The zoning on parcel 107-4((1))44 is not compatible with the parcels that surround it. At this time, the parcel is not developed. Every effort should be made to keep this parcel from having a negative effect on its neighbors, if it is ever developed.


APR# 09-IV-8LP
Page 7 of 10
195
LORTON
LORTON TOWN CENTER
LORTON MARKET STREET
LORTON ADMINISTRATIVE CENTER
LORTON LIBRARY
GUNSTON PLAZA
POTOMAC
FREDERICKSBURG
RICHMOND
C-6
C-3
C-8
R-1
R-8
PDH-8
PDH-16
N
GENERAL NOTES
ADMINISTRATIVE INDEX
07-1 07-2 08-1
07-3 08-3
13-1 13-2 14-1
SHEET INDEX
PROPERTY MAP
ZONING
107-4
Revised to : 08 - 17 - 2009

09-IV-8LP

Lai, Jennifer C.

From: Lai, Jennifer C.
Sent: Wednesday, October 21, 2009 3:36 PM
To: 'Linwood'
Subject: RE: South County APR nominations

Thanks, I received the fax.

From: Linwood [mailto:linwoodg@cox.net]
Sent: Wednesday, October 21, 2009 3:32 PM
To: Lai, Jennifer C.
Subject: Re: South County APR nominations

The new text proposed in this email looks fine and I will Fax the notification letter to you.

Thanks
Linwood
703-550-2777

- ---- Original Message ----
From: Lai, Jennifer C.
To: linwoodg@cox.net
Sent: Wednesday, October 21, 2009 12:53 PM
Subject: RE: South County APR nominations

Linwood,

I reviewed the revisions to the Plan text with Marianne, and she thinks that changing the text about the Pohick Church Historic Overlay District is not necessary and may require notification of all property owners. Since that revision is relatively minor, I think leaving the sentence as is will work. In terms of formatting the text, the Plan option is always the last thing listed. Therefore, I left the order of the text as you had submitted it, with the Plan option as the last part of the recommendation. I added in the conditions for 5-8 du/ac since they are critical to exercising the option (even though the townhouses are already developed at 5-8 du/ac). Let me know what you think of these changes.

Thanks,
Jenn

Jennifer Lai
703.324.1356 | phone
jennifer.lai@ fairfaxcounty.gov

Proposed Plan Text: Lorton-South Route 1 Community Planning Sector, LP2, Sub-unit E3

Sub-unit E3 is located within the Pohick Church Historic District at the northwest quadrant of Route 1 and Telegraph Road (see Figure 33). The northern side of the sub-unit is planned for residential use at 5-8 dwelling units per acre provided that the following site specific conditions are met:

- Development above the low end of the density range should provide substantial consolidation of

09-IV-8LP

Sub-unit E3;

- Provision of buffers along any property line adjacent to non-residential use, both existing and planned; and
- Provision of high quality design which is compatible with Pohick Church.

Parcels 108-1((17))20, 108-1((17))24, 108-1((17))25, 108-1((17))26, and 108-1((17))2 on the southern side of this sub-unit near Route 1 and closest to Pohick Church are planned for residential use at 3-4 dwelling units per acre provided the plan and units are a high quality design which is compatible with Pohick Church; or a second and preferred option is open space and buffer between Historic Pohick Chuch and nearby residential neighborhoods.

As an option, Sub-unit E3 may be appropriate for residential use at 8-12 dwelling units per acre provided that the following site-specific conditions are met:

- Provision of parcel consolidation of the entire Sub-unit E3;
- Provision of high quality design which is compatible with Pohick Church; and
- Provision of buffers along any property line adjacent to a non-residential use, both existing and planned.

From: Lai, Jennifer C.
Sent: Tuesday, October 20, 2009 4:20 PM
To: 'linwoodg@cox.net'
Subject: South County APR nominations

The purpose of this e-mail is to verify a few things we discussed over the phone regarding your APR nominations.

1. The nomination concerning a portion of sub-unit E8 should include parcel 107-4((1))54A in addition to parcel 107-4((1))44. Our tax records indicate the property owner of parcel 54A is Harry L. Frazier at 3305 Spring Dr., Alexandria VA 22306. Once you have proof of notifying the property owner via certified mail, please let me know either by e-mail or fax.

2. For the nomination concerning sub-unit E4 (drive-in bank and drive-through pharmacy), the text stating "Dedication for the widening of Route 1 and Lorton Road" cannot be removed under the scope of the APR process, as it would have an affect on the county-wide transportation network. Please verify that you wish to keep the text that addresses the widening of Route 1 and Lorton Road as written in the current Comprehensive Plan.

3. The proposed Comprehensive Plan text for the nomination concerning sub-unit E3 should be amended so the text only addresses the nominated parcels (108-1((17)) 20, 22A, 24, 25, 26, 28). I will work with you over the next few days to revise your proposed Comprehensive Plan text so it reflects the objective of the nomination.

Additional clarification:
Nomination for the portion of sub-unit E7 (Pohick Creek EQC) -- the limits of the wetlands and EQC may extend beyond the boundaries of sub-unit E7. In addition, the Plan text cannot be revised to address the entire sub-unit unless sub-unit E7 is nominated. Therefore, I suggest retaining the existing language that states "This area contains signification wetlands.." rather than "Sub-unit E-7 contains significant wetlands.." Let me know your thoughts on this.

Thank you for your time and cooperation,

Jenn

Jennifer Lai
Planning Division, Suite 730
Fairfax County Department of Planning and Zoning
Herrity Building, 12055 Government Center Parkway

09-IV-8L

South County Federation
P.O. Box 442
Lorton, VA. 22199

October 21, 2009
By Certified Mail

Dear:

HARRY L. FRAZIER
3305 SPRING DR
ALEXANDRIA VA 22306

You are listed in the records of Fairfax County, Virginia as the owner(s) of property in the Lorton area Tax Map Number(s) 1074 01 0054A. The purpose of this letter is to notify you that the South County Federation has nominated your property, under the 2009 - 2010 South County Area Plans Review Process, to the Fairfax County Planning Commission for a possible amendment of its land use designation.

We have attached a current copy of the Comprehensive Plan for your property, a copy of the proposed changes, and a map of the site.

Any comments or questions you have about this specific nomination should be directed to Linwood Gorham at 703-550-2777 or at P.O. Box 442, Lorton, VA 22199. If you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 330, Fairfax, VA 22035. Information regarding the Area Plans Review process may be viewed at the APR Web site at www.fairfaxcounty.gov/dpz/apr.

Sincerely,
Mike Grogan
South County Federation President

7008 3230 0001 4659 1142

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Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $

Postmark Here

Sent To Harry L. Frazier
Street, Apt. No.; or PO Box No. 3305 Spring Dr.
City, State, ZIP+4 Alexandria Va. 22306

PS Form 3800, August 2006 See Reverse for Instructions

Oct 21 09 04:20p

A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **APR ITEM:** 09-IV-9LP

NOMINATOR(S): Linwood Gorham on behalf of the South County Federation (SCF)

ACREAGE: 1.47 acres

TAX MAP I.D. NUMBERS: 107-4 ((23)) B

GENERAL LOCATION: East of the CSX railroad tracks, southeast corner of the intersection at Lorton Road and Lorton Market Street

PLANNING AREA: IV
District: Lower Potomac
Sector: LP2 – Lorton-South Route 1 Community Planning Sector
Special Areas: Sub-unit E8

ADOPTED PLAN MAP: Mixed Use

ADOPTED PLAN TEXT: Sub-unit E8 is planned for mixed use at an overall intensity up to .25 FAR with conditions.

For complete Comprehensive Plan text see pages 4-5 of 10.

PROPOSED PLAN AMENDMENT: Add text stating access to parcel 107-4 ((23)) B is constrained because it does not have enough frontage on Lorton Road for an exit, and auto-oriented uses and uses that generate high amounts of traffic should be discouraged on the nominated parcel.

SUMMARY OF STAFF RECOMMENDATION

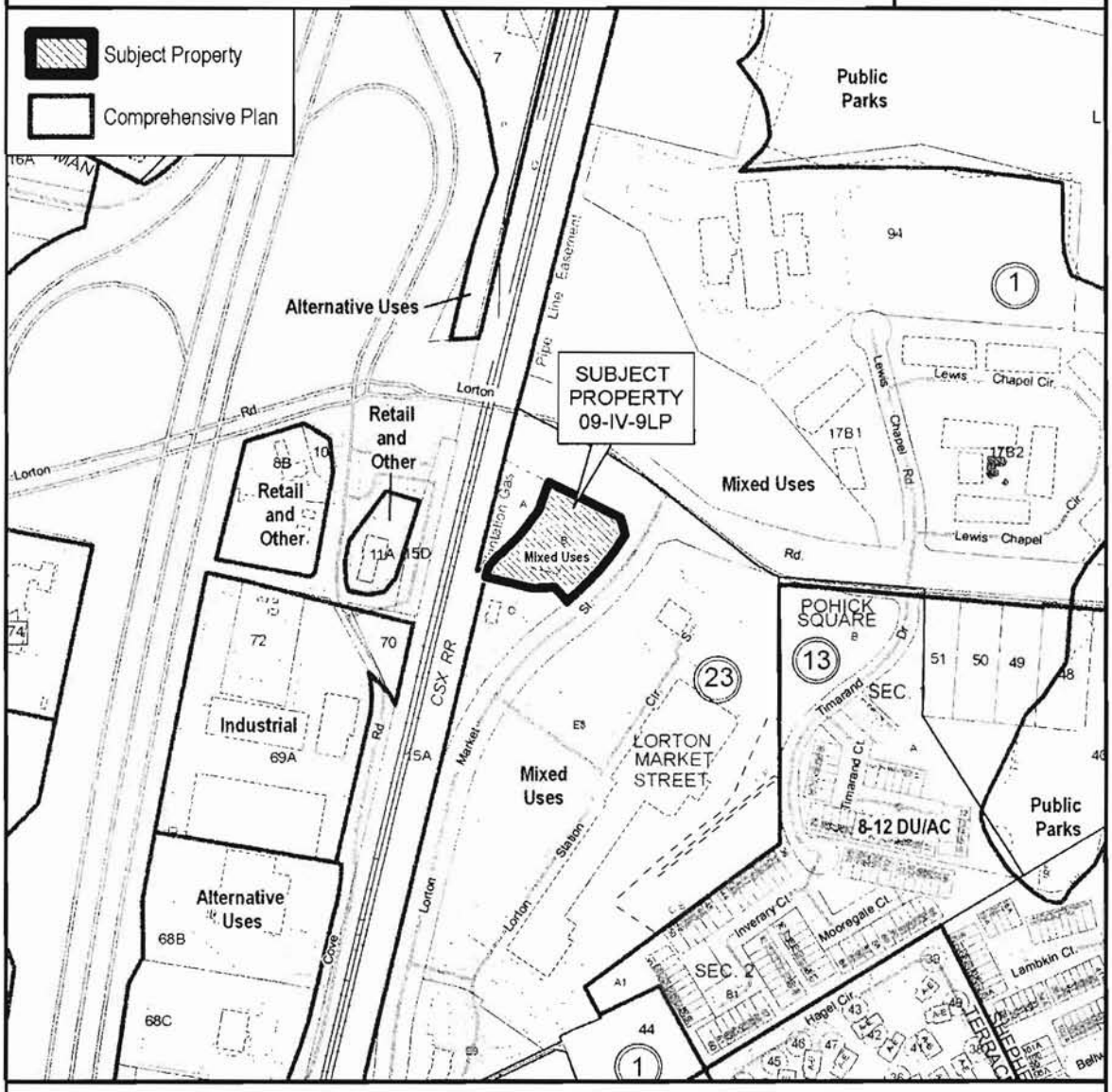
____ Approve Nomination as submitted
__X_ Approve Staff Alternative
____ Retain Adopted Plan

In 2006, a special exception application (SE 2006-MV-033) was submitted to seek approval of a service station, quick service food store, and car wash on the subject property. On January 23, 2008, the Planning Commission recommended denial of the application, noting auto-oriented uses are not suitable at this location. The Board of Supervisors concurred with the Planning Commission recommendation and denied this application on March 10, 2008. Based on the preceding action taken on the nominated parcel, staff supports adding language that states auto-oriented uses and uses that generate high amounts of vehicular traffic should be discouraged on this parcel.

Staff agrees that access to parcel 107-4 ((23)) B is limited. The nominator's text addresses egress only. According to VDOT standards, there is insufficient frontage along Lorton Road for partial access. Furthermore, ingress from Lorton Road poses safety concerns as vehicles turning into the site will be slowing down in the dedicated right turn lane short of the traffic signal on Lorton Road. Due to the lack of frontage necessary for partial access and safety concerns, the nominator's text regarding access on Lorton Road should be modified to note that ingress is also prohibited from Lorton Road. Staff recommends adding text that notes direct vehicular access be prohibited to further emphasize the difficulties that could arise by allowing access to the site from Lorton Road, should the site be developed in the future.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR #
09-IV-9LP
MT VERNON



Subject Property Current Plan: Mixed use up to .25 FAR with conditions.

Nominated Plan Change: Discourage auto-oriented uses on parcel 107-4 ((23)) B.

Staff Recommendation: Approve staff alternative.

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2010

CONTEXT

General Location:

The subject property is located east of the CSX railroad tracks, at the southeast corner of the intersection at Lorton Road and Lorton Market Street.

Existing and Planned Land Use and Zoning:

Subject Area: The nominated parcel is currently vacant and is part of sub-unit E8, an approximately 34-acre area that is planned for a mix of uses such as office, open space, retail, cultural center, hotel, and recreational uses at an overall intensity up to .25 FAR with conditions. See pages 4 and 5 for complete Plan text and Attachment I on page 9 for a map of Land Unit E. Sub-unit E8 is currently developed with approximately 170,000 square feet of predominately retail use with some medical office space. The subject property is zoned C-6 and is referred to as Pad Site A in the discussion of the special exception application SE-99-V-20, under the history section of this report.

Adjacent Area:
North: Lorton Road forms the northern boundary of the site.
East: The subject property is bounded by Lorton Market Street to the east. The north side of Lorton Market Street across from the nominated parcel is developed with the Lorton Station Shopping Center. The shopping center comprises a majority of sub-unit E8. It is zoned C-6 and is planned for mixed use.
South: Parcel 107-4 ((23)) C is developed with a car wash and is zoned C-6. This parcel is referred to as Pad Site B in the history section of this report.
West: Parcel 107-4 ((23)) A abuts the nominated parcel to the west. It is adjacent to the CSX Railroad tracks and is developed with a clock tower.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Lower Potomac Planning District, Amended through 5-4-2009, LP2 – Lorton-South Route 1 Community Planning Sector, Page 89:

"Sub-unit E8

Sub-unit E8 is located east of the CSX Railroad tracks, south of Lorton Road, as shown on Figure 33. Sub-unit E8 is planned for a mix of uses such as office, open space, retail, cultural center, hotel/motel and recreational uses. Development of a mixed-use project should be contingent upon satisfactory achievement of the following conditions:

- Substantial and logical parcel consolidation should be provided so that the area is developed as one unified project to provide for high quality design and an integration of uses;
- A thorough heritage resources survey should precede development and the recovery of significant heritage resources should be undertaken in conjunction with development;
- The overall floor area ratio is appropriate up to .25 FAR;

- Substantial contribution towards transportation improvements should be provided;
- Uses and intensities should generally be arranged so that new uses situated next to existing residential uses are compatible in height, scale and intensity. Generous buffering and screening should be employed between non-residential and residential land uses;
- Good design principles should be employed including the provision of pedestrian and vehicular circulation systems within and to the sub-unit with special attention given to the linkages to the commuter rail station;
- Landscaping and trees should be used in parking lots, plazas, and streetside areas and medians along major roads to create boulevard-like effects;
- Architectural design features such as variations of window materials, as well as public space furniture or entry accents are encouraged. When appropriate, arcades, awnings or other building features to distinguish ground floor retail are desirable;
- Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building mounted and ground mounted shopping center signs incorporated within a planting strip are encouraged. Pole mounted signs are discouraged; and
- Safe pedestrian access to the commuter rail station from adjacent recreational areas and from across Lorton Road, Pohick Road and the CSX Railroad should be provided."

Figure 33 is shown as Attachment I.

NOMINATED PLAN AMENDMENT

Additions are shown underlined and deletions are shown with ~~strikethrough.~~

"Sub-unit E8
Sub-unit E8 is located east of the CSX Railroad tracks, south of Lorton Road, as shown on Figure 33. Sub-unit E8 is planned for a mix of uses such as office, open space, retail, cultural center, hotel/motel and recreational uses. The access to parcel 107-4 ((23)) B is constrained because it does not have enough frontage on Lorton Road for an exit. Because of this limitation, auto-oriented uses and those that generate high amounts of vehicular traffic should be discouraged on this parcel. Development of a mixed-use project should be contingent upon satisfactory achievement of the following conditions..."

HISTORY

On November 23, 1998, the Board of Supervisors adopted Plan Amendment 97-IV-5LP, reflecting the current Comprehensive Plan recommendation for a mix of uses at an overall intensity up to .25 FAR with conditions. On April 24, 2000, the Board of Supervisors approved RZ-1999-MV-025 to rezone a majority of sub-unit E8 from the I-3, I-6, and PDH-5 Districts to the C-6 District to permit the development of a commercial project. A special exception application SE 99-V-020 and proffered condition amendment PCA 1996-MV-037-2 were filed concurrently and approved by the Board of Supervisors on April 24, 2000. Under SE-99-V-20, the parcel subject to this APR nomination was approved for a combined service station/mini-mart with a fast food restaurant that includes drive-in facilities, referred

to as Pad Site A in the application. An SE for a 2,500 fast food restaurant with drive-in facilities was proposed for the parcel adjoining the subject property to the south, parcel 107-4 ((23)) C, referred to as Pad Site B.

On November 18, 2002, the Board of Supervisors approved an additional 30 months to commence construction for the uses approved under SE 99-MV-020. This additional time expired on April 24, 2005 and no additional time was sought. As a result, the special exception approval expired. In 2006, PCA 1999-MV-025 and SE 2006-MV-033 were submitted to amend the proffers for RZ-1999-MV-025 for the subject area as well as seek approval for a service station, quick service food store, and car wash on the subject parcel. SE 2006-MV-033 was denied by the Board of Supervisors on March 10, 2008.

With regard to the site adjacent to the subject property to the south, the approved GDP for Pad Site B depicts a fast food restaurant. However, an application was filed in 2007 to develop of a 6,000 SF full-service car wash (PCA 1999-MV-025-4 and SE 2007-MV-005). This application was approved by the Board of Supervisors on September 10, 2007 and the site is currently developed with a car wash.

ANALYSIS

Land Use
The subject parcel is cleared and graded but vacant. The parcel is situated next to a clock tower that serves as a placemaking element for the Lorton Station Shopping Center. The nominated parcel is an appropriate location for retail use that could take advantage of its high visibility along Lorton Road.

Transportation
Vehicular access to the site from Lorton Road should be discouraged due to the proximity of the access point to the traffic signal at Lorton Market Street (see Attachment II, Figure 1). This distance is approximately 250 feet, and the VDOT standard for the spacing of partial access points is 325 feet for a roadway with a 35-45 mile per hour (mph) speed limit. The speed limit on Lorton Road is 35 mph, therefore the insufficient frontage along Lorton Road does not meet VDOT standards for partial access to the site.

Due to these constraints, the best access for the site is through inter-parcel connectivity with Pad Site B, parcel 107-4 ((23)) C, adjoining the subject property to the south (see Attachment II, Figure 2). This would include southbound right-in, right-out access at the southern end of Pad Site A, and full access at the southernmost portion of Pad Site B.

Staff recognizes that this access is not ideal, and amending the Plan to discourage auto-oriented uses could help minimize the volume of traffic generated by the site. Efficient internal circulation with adequate connections to and from external streets and neighborhoods is recommended. Site access should limit driveways, curb cuts and median breaks while minimizing conflicts with traffic.

The Fairfax County Transportation Plan Map shows Lorton Road being improved to six lanes between Furnace Road and Richmond Highway. There are also interchange improvements

shown at I-95 and Lorton Road. These improvements have been implemented; therefore it is unlikely that additional right-of-way would be needed from the site.

Currently, this area is served by Fairfax Connector Routes 171 (to/from Richmond Highway Corridor and Franconia-Springfield Metrorail Station) and 307. Development of this site should accommodate efficient transit operations within the vicinity. The Fairfax County Countywide Trails Plan shows a major regional trail and major and minor paved trails along Lorton Road and a major regional trail and major paved trail along Gunston Cove Road. Development of this site should accommodate these planned trail improvements. Efforts should be made to connect internal bicycle/pedestrian facilities with existing and planned County facilities. Further review is required to determine if such a connection can be made across CSX Railroad line to Gunston Cove Road.

General shopping center trip generation data was applied for the site to calculate trip generation estimates shown in Figure 1. However, should the nomination be approved and auto-oriented uses such as fast food restaurants, gas stations, convenience stores, and pharmacies are discouraged, reduction in trip generation is possible.

Figure 1: Trip Generation Estimates

Scenario	Daily	AM Peak Hour		PM Peak Hour	
		In	Out	In	Out
Current Comprehensive Plan					
Retail; 16,008 SF	2,064	10	6	91	95
Total	**2,064**	**10**	**6**	**91**	**95**
Proposed Amendment					
Retail; 16,008 SF	2,064	10	6	91	95
Total	**2,064**	**10**	**6**	**91**	**95**
Net Impact of Proposed Amendment Above Comp Plan	0	0	0	0	0

Trip Generation derived from the Institute of Traffic Engineers (ITE), Trip Generation, 8th Edition (2008). Trip Generation estimates are provided for general order-of-magnitude comparisons, only, and do not account for pass-by, internal capture, or traffic reductions as a result of proximity to transit stations.

RECOMMENDATION

Staff recommends amending the Comprehensive Plan to discourage auto-oriented uses and uses that generate significant vehicular traffic. Access from Lorton Road should be prohibited due to insufficient frontage on Lorton Road per VDOT standards for spacing between access points. Staff recommends adding text noting this insufficient frontage and prohibiting direct access to the site from Lorton Road.

STAFF RECOMMENDED PLAN TEXT

MODIFY:
Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Lower Potomac Planning District, Amended through 5-4-2009, LP2 – Lorton-South Route 1 Community Planning Sector, Page 89:

Additions are shown underlined and deletions are shown with ~~strikethrough.~~

"Sub-unit E8 is located east of the CSX Railroad tracks, south of Lorton Road, as shown on Figure 33. Sub-unit E8 is planned for a mix of uses such as office, open space, retail, cultural center, hotel/motel and recreational uses. Access to parcel 107-4 ((23)) B is constrained due to insufficient frontage along Lorton Road for safe ingress or egress. Therefore, direct vehicular access to this parcel from Lorton Road should be avoided. In view of the site's access limitation, auto-oriented uses and those uses that generate high amounts of vehicular traffic should be discouraged on this parcel, with access provided via Lorton Market Street. Interparcel connectivity and shared access with parcel 107-4 ((23)) C is encouraged in order to provide full access to parcel 107-4 ((23)) B. Development of a mixed-use project should be contingent upon satisfactory achievement of the following conditions:

- Substantial and logical parcel consolidation should be provided so that the area is developed as one unified project to provide for high quality design and an integration of uses;
- A thorough heritage resources survey should precede development and the recovery of significant heritage resources should be undertaken in conjunction with development;
- The overall floor area ratio is appropriate up to .25 FAR;
- Substantial contribution towards transportation improvements should be provided;
- Uses and intensities should generally be arranged so that new uses situated next to existing residential uses are compatible in height, scale and intensity. Generous buffering and screening should be employed between non-residential and residential land uses;
- Good design principles should be employed including the provision of pedestrian and vehicular circulation systems within and to the sub-unit with special attention given to the linkages to the commuter rail station;
- Landscaping and trees should be used in parking lots, plazas, and streetside areas and medians along major roads to create boulevard-like effects;
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- Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building mounted and ground mounted shopping center signs incorporated within a planting strip are encouraged. Pole mounted signs are discouraged; and
- Safe pedestrian access to the commuter rail station from adjacent recreational areas and from across Lorton Road, Pohick Road and the CSX Railroad should be provided."

ATTACHMENT I

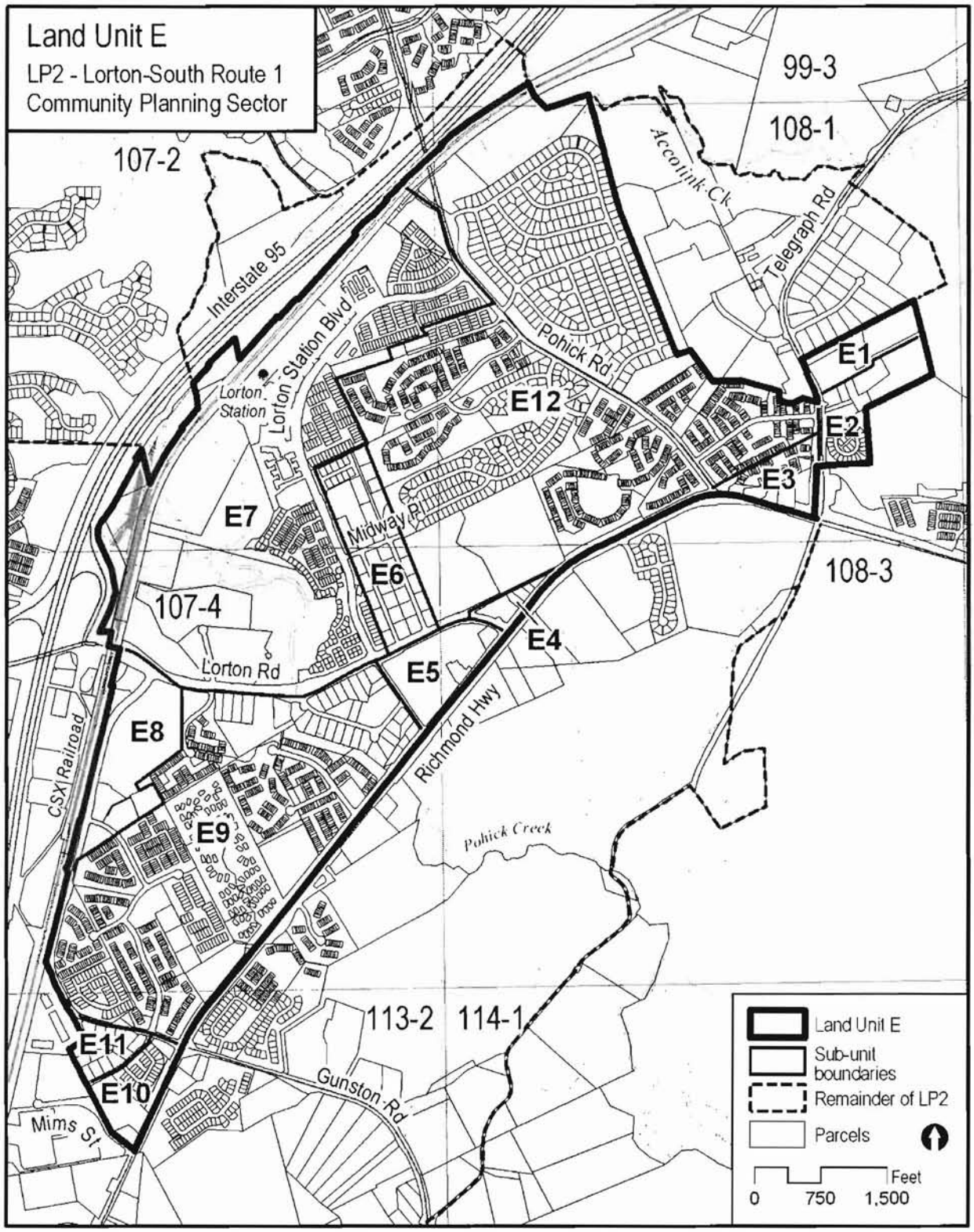


FIGURE 33

ATTACHMENT II

Figure 1

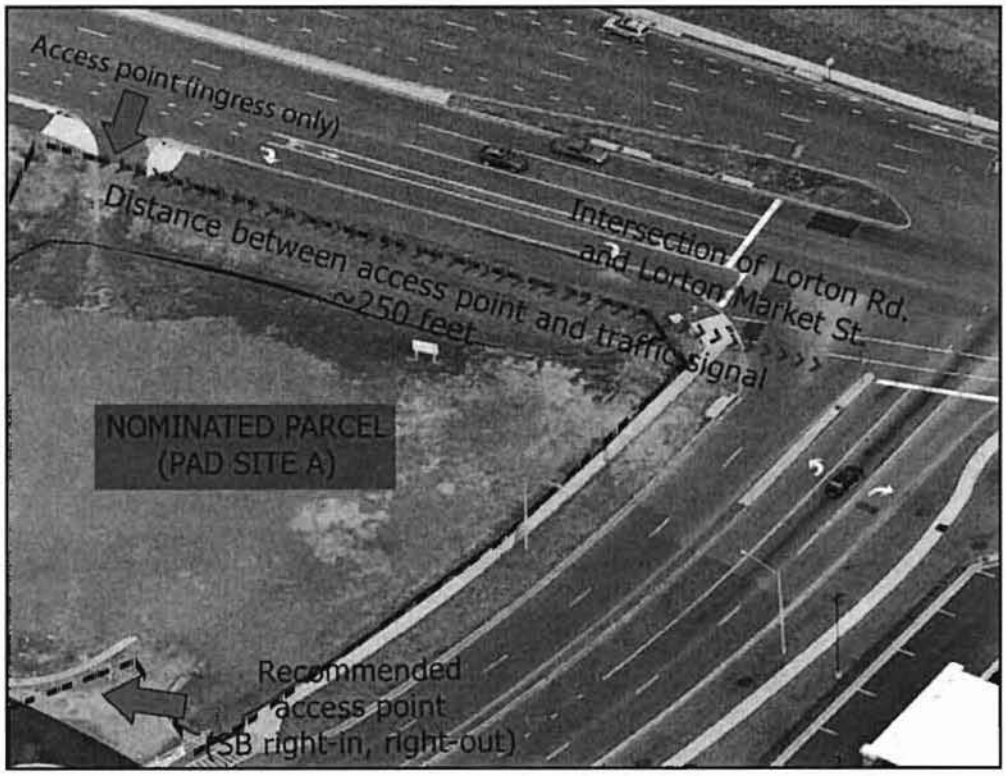
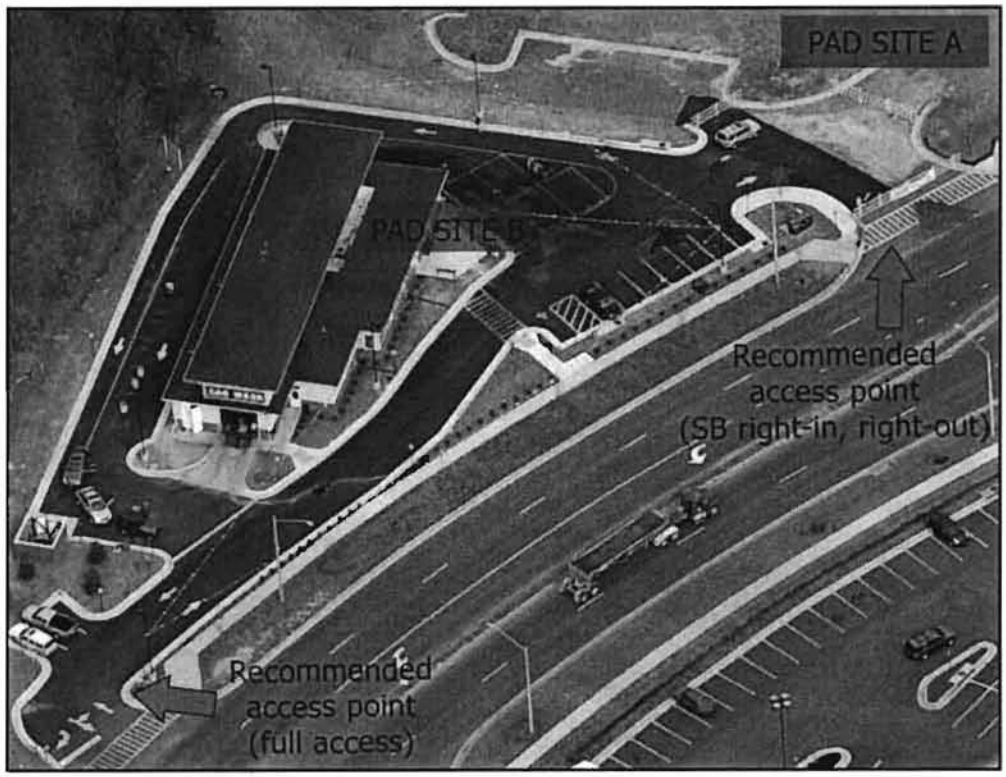


Figure 2



APR
Area Plans Review

2009-2010 SOUTH 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.

THIS BOX FOR STAFF USE ONLY
Date Received: 9/16/09
Date Accepted: 9.25.09 COR
Planning District: MV
Special Area:

PART 1. NOMINATOR/AGENT INFORMATION

Name: SCF (Linwood Gorham) Daytime Phone: 703-550-2777

Address: South County Federation P.O. Box 442
Lorton, Va. 22199

Nominator E-mail Address: linwoodg@cox.net

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

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.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 1.4707 acres 64,066 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: See Attachment

b. CURRENT PLAN MAP RECOMMENDATION: Mixed Use

c. CURRENT ZONING DESIGNATION: C-6

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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

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: No Change TOTAL Gross Square Feet: No Change

Categories	Percent of Total FAR	Square feet
Office		
Retail	No Change	No Change
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 (Circle 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)			

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 August 3, 2009 and September 16, 2009 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

PROPERTY INFORMATION TABLE

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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
107-4((23))B	9400 Lorton Market St.	EXXON MOBIL CORPORATION	PO BOX 53 HOUSTON TX 77001	1.4707	7008 3230 0001 4659 1005

CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

CURRENT COMPREHENSIVE PLAN

LP2 Sub-unit E8

Sub-unit E8 is located east of the CSX Railroad tracks, south of Lorton Road, as shown on Figure 33. Sub-unit E8 is planned for a mix of uses such as office, open space, retail, cultural center, hotel/motel and recreational uses. Development of a mixed-use project should be contingent upon satisfactory achievement of the following conditions:

- Substantial and logical parcel consolidation should be provided so that the area is developed as one unified project to provide for high quality design and an integration of uses;
- A thorough heritage resources survey should precede development and the recovery of significant heritage resources should be undertaken in conjunction with development;
- The overall floor area ratio is appropriate up to .25 FAR;
- Substantial contribution towards transportation improvements should be provided;
- Uses and intensities should generally be arranged so that new uses situated next to existing residential uses are compatible in height, scale and intensity. Generous buffering and screening should be employed between non-residential and residential land uses;
- Good design principles should be employed including the provision of pedestrian and vehicular circulation systems within and to the sub-unit with special attention given to the linkages to the commuter rail station;
- Landscaping and trees should be used in parking lots, plazas, and streetside areas and medians along major roads to create boulevard-like effects;
- Architectural design features such as variations of window materials, as well as public space furniture or entry accents are encouraged. When appropriate, arcades, awnings or other building features to distinguish ground floor retail are desirable;
- Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building mounted and ground mounted shopping center signs incorporated within a planting strip are encouraged. Pole mounted signs are discouraged; and
- Safe pedestrian access to the commuter rail station from adjacent recreational areas and from across Lorton Road, Pohick Road and the CSX Railroad should be provided.

PROPOSED COMPREHENSIVE PLAN

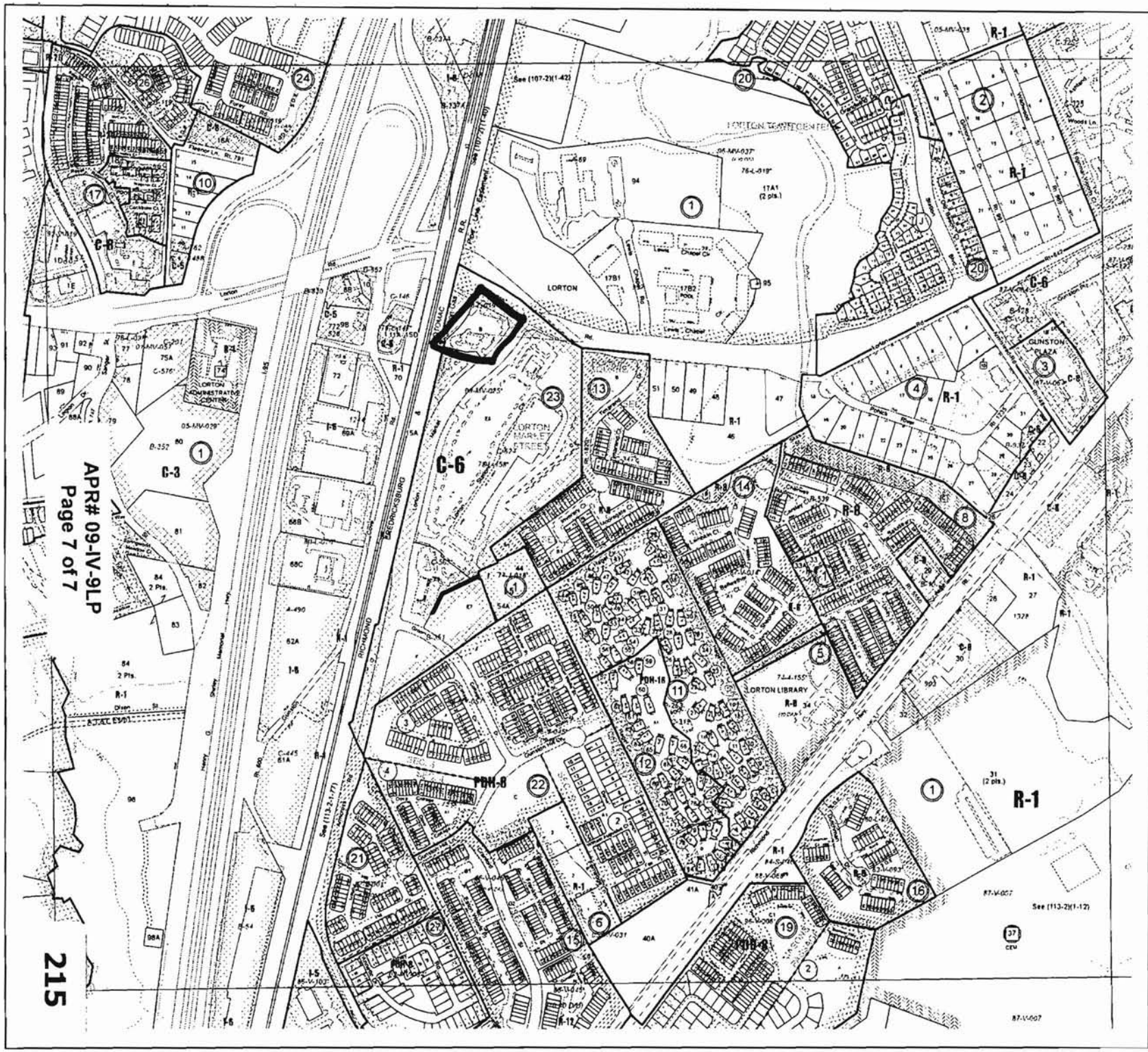
LP2 Sub-unit E8

Sub-unit E8 is located east of the CSX Railroad tracks, south of Lorton Road, as shown on Figure 33. Sub-unit E8 is planned for a mix of uses such as office, open space, retail, cultural center, hotel/motel and recreational uses. The access to parcel 107-4((23))B is constrained because it does not have enough frontage on Lorton Road for an exit. Because of this limitation, auto-orientated uses and those that generate high amounts of vehicular traffic should be discouraged on this parcel. Development of a mixed-use project should be contingent upon satisfactory achievement of the following conditions:

- Substantial and logical parcel consolidation should be provided so that the area is developed as one unified project to provide for high quality design and an integration of uses;
- A thorough heritage resources survey should precede development and the recovery of significant heritage resources should be undertaken in conjunction with development;
- The overall floor area ratio is appropriate up to .25 FAR;
- Substantial contribution towards transportation improvements should be provided;
- Uses and intensities should generally be arranged so that new uses situated next to existing residential uses are compatible in height, scale and intensity. Generous buffering and screening should be employed between non-residential and residential land uses;
- Good design principles should be employed including the provision of pedestrian and vehicular circulation systems within and to the sub-unit with special attention given to the linkages to the commuter rail station;
- Landscaping and trees should be used in parking lots, plazas, and streetside areas and medians along major roads to create boulevard-like effects;
- Architectural design features such as variations of window materials, as well as public space furniture or entry accents are encouraged. When appropriate, arcades, awnings or other building features to distinguish ground floor retail are desirable;
- Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building mounted and ground mounted shopping center signs incorporated within a planting strip are encouraged. Pole mounted signs are discouraged; and
- Safe pedestrian access to the commuter rail station from adjacent recreational areas and from across Lorton Road, Pohick Road and the CSX Railroad should be provided.

JUSTIFICATION

The access to parcel 107-4((23))B is constrained because it does not have enough frontage on Lorton Road. VDOT will not allow an exit onto Lorton Road from this site because it would be too close to the traffic signal at Lorton Market Street. This forces the traffic exiting this site to go through the parcel behind it to an intersection that is already shared by the shopping center across the street. VDOT is opposed to locating a traffic signal at the shared exit because it is too close to the traffic signal at Lorton Road. Measures should be taken to minimize traffic in and out of this parcel.



APR# 09-IV-9LP
Page 7 of 7

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N

GENERAL NOTES

ADMINISTRATIVE INDEX

07-1	07-2	08-1
07-3	07-4	08-3
13-1	13-2	14-1

SHEET INDEX

PROPERTY MAP
ZONING
107-4

Revised to : 08 - 17 - 2009

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A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **APR ITEM:** 09-IV-10LP

NOMINATOR(S): Linwood Gorham on behalf of the South County Federation (SCF)

ACREAGE: 2.21 acres

TAX MAP I.D. NUMBERS: 107-2 ((1)) 13

GENERAL LOCATION: Generally southeast of Lorton Station Boulevard and north of Bakers Drive

PLANNING AREA: IV
District: Lower Potomac
Sector: LP2 – Lorton-South Route 1 Community Planning Sector
Special Areas: Land Unit E, Sub-unit E7

ADOPTED PLAN MAP: Mixed Use

ADOPTED PLAN TEXT: Mixed-use project to include opportunities for office, townhouses and multi-family housing, open space, retail, cultural, center, and hotel/motel uses to further the attainment of the "Town Center" concept.

For complete Plan text see pages 5-6 of 8.

PROPOSED PLAN AMENDMENT: Add text stating effort should be made to ensure the nominated parcel is more compatible with the residential parcels that surround it.

SUMMARY OF STAFF RECOMMENDATION

____ Approve Nomination as submitted
____ Approve Staff Alternative
__X_ Retain Adopted Plan

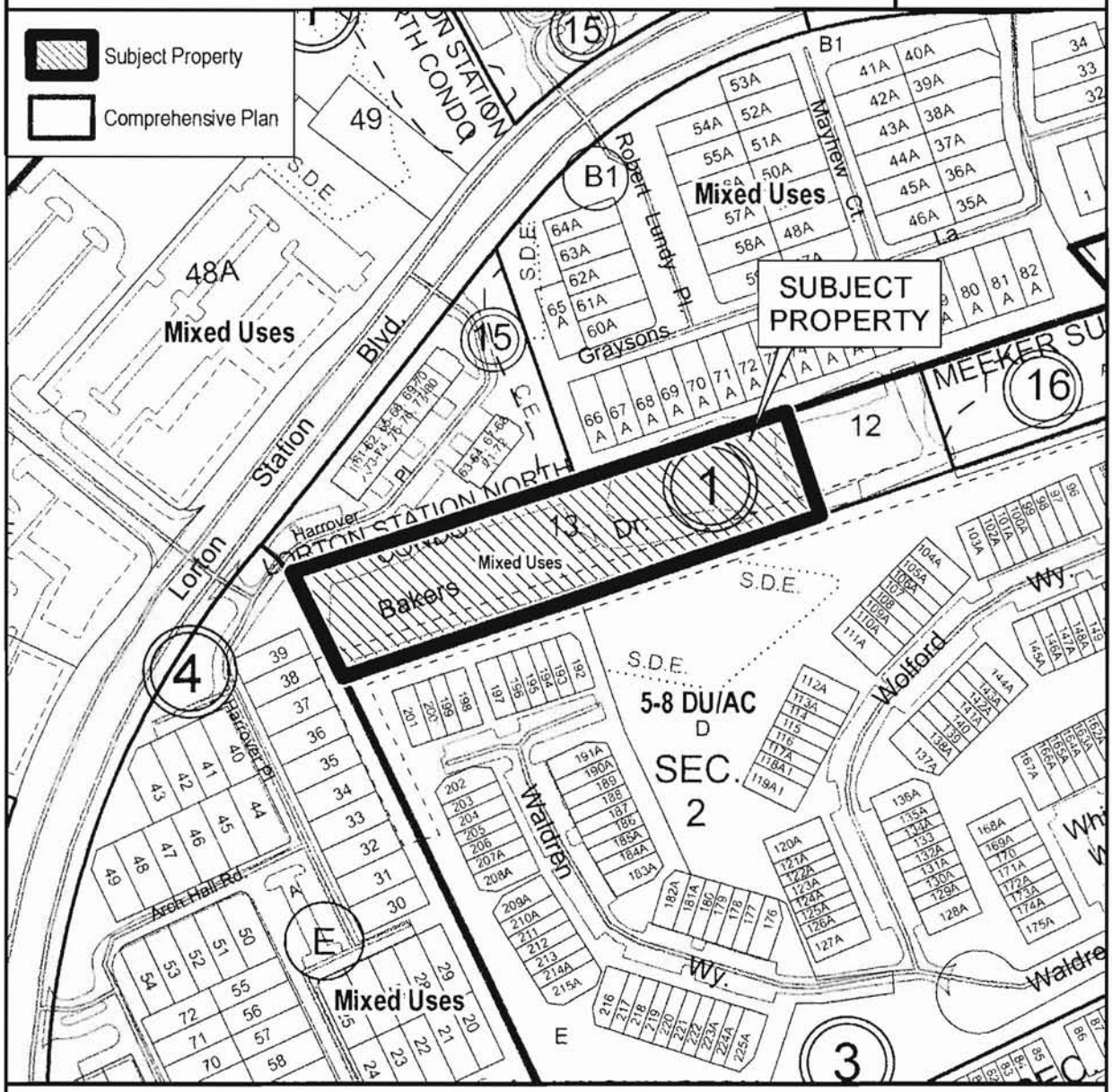
The nomination seeks to assure that the subject parcel would be developed in a manner that is compatible with surrounding residential uses, a concern raised due to the I-5 industrial zoning designation of the subject property. Uses permitted by the Zoning Ordinance are not subject to Comprehensive Plan review; therefore the proposed additional text would not preclude certain uses from being developed on this parcel.

In the case where a change to the zoning is sought, the Comprehensive Plan would be consulted. The Comprehensive Plan recommendations for Sub-unit E7 note that uses and intensities should be arranged so that new residential uses are situated next to existing or planned residential uses and are compatible in height, scale and intensity. The Plan recommends that non-residential development should be clustered around the Lorton VRE commuter rail station. The Comprehensive Plan guidance suggests the site may be appropriate for residential use when distance from the VRE station and the surrounding residential uses are taken into account.

Should non-residential uses be developed, the Plan notes that substantial buffering and screening should be utilized between residential and commercial uses. Screening and/or barriers between industrial and residential uses would be required for development under the I-5 zoning district as set forth in the Zoning Ordinance. The existing Plan guidance and the requirements under the Zoning Ordinance fulfill the objective of the nomination, which is to encourage compatibility and minimize impacts to surrounding residential uses.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR #
09-IV-10LP
MT VERNON



Subject Property Current Plan: Mixed non-residential up to .30 FAR on 22 acres and residential up to 5 du/ac on 202 acres with conditions.

Nominated Plan Change: Parcel 107-2 ((1)) 13 should be compatible with adjacent residential neighborhood.

Staff Recommendation: Retain Adopted Plan.

200 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO APRIL 2010

CONTEXT

General Location:

The subject property is generally located southeast of Lorton Station Boulevard and north of Bakers Drive.

Existing and Planned Land Use and Zoning:

Subject Area: The nominated parcel is part of Sub-unit E7 and is zoned I-5. The current Comprehensive Plan guidance for Sub-unit E7 calls for a "Town Center" concept contingent upon several conditions, including substantial and logical parcel consolidation, a mixture of uses to reflect an overall intensity of .30 FAR for non-residential uses on approximately 22 acres and a residential density of 5 dwelling units per acre (du/ac) of mixed unit types on approximately 202 acres, and clustering of non-residential uses around the Lorton VRE Station. See pages 5-6 for complete Plan text and Attachment 1 on page 8 for a map of Land Unit E. The Comprehensive Plan map designates this subject property as mixed use. The nominated parcel contains no impervious surface or structures, however it appears to be used as storage for construction equipment and vehicles.

Adjacent Area:
North: The area to the north abutting Lorton Station Boulevard is developed with condominiums that are part of the larger Lorton Station North Condominium development, which includes units on the east side of Lorton Station Boulevard. To the west of the condominiums are single-family detached units with minimal side yards. Both the condos and the single-family detached development are zoned PDH-5 and are planned for mixed-use, as indicated by the Comprehensive Plan Map. These areas are included in Sub-unit E7.
East: Parcel 107-2 ((1)) 12 is part of Sub-unit E12. The Plan notes this sub-unit contains stable residential uses at various densities that should be preserved and protected, and new or infill development should conform to the planned residential density as shown on the Plan Map. The Comprehensive Plan Map for parcel 107-2 ((1)) 12 indicates residential use at 5-8 du/ac. The parcel is zoned R-1 and is developed with a detached unit that also appears to be used for storing construction equipment and vehicles.
South: The Washington Square townhouse development is planned for residential use at 5-8 du/ac and is zoned R-8. This area is also part of Sub-unit E12.
West: The portion of the Lorton Station townhouse community along Harrover Place abuts the subject property to the west. This townhouse development is zoned PDH-5. The Comprehensive Plan Map designates this area as mixed-use. Harrover Place has direct access from Lorton Station Boulevard.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Lower Potomac Planning District, Amended through 5-4-2009, LP2 – Lorton-South Route 1 Community Planning Sector, Page 89:

"Sub-unit E7

Sub-unit E7 is located east of Interstate-95, generally between Pohick and Lorton Roads as shown on Figure 33. This area contains significant wetlands associated with the Pohick Creek Environmental Quality Corridor and represents a unique opportunity to create a focal point for the Lorton-South Route 1 area. Sub-unit E7 is planned for the development of a mixed-use project to include opportunities for a mix of office, townhouses and multi-family housing, open space, retail, cultural center, and hotel/motel uses to further the attainment of the "Town Center" concept. Development of a mixed-use project should be contingent upon satisfactory achievement of the following conditions:

- Substantial and logical parcel consolidation should be provided so that the area is developed as one unified project to provide for high quality design and an integration of uses in keeping with the "Town Center" concept (consolidation of the entire CSX site will satisfy this condition);
- A thorough heritage resource survey should precede development and the recovery of significant heritage resources should be undertaken in conjunction with development;
- A mixture of uses to reflect an overall floor area ratio of 0.30 FAR for non-residential uses on approximately 22 acres and a residential density of 5 du/ac, comprised of a mix of unit types, on approximately 202 acres is appropriate for this site;
- The land use mix between non-residential and residential uses should be maintained so that the residential use component accounts for at least one-fourth of the total development;
- The non-residential component of the development should be clustered around a commuter railway station;
- Active and passive recreational uses should be provided or a contribution for recreational uses appropriate to the residential development on-site should be provided. Recreational uses consistent with the Chesapeake Bay Preservation Ordinance may be considered in the EQC;
- Substantial contribution towards transportation improvements should be provided;
- Uses and intensities should generally be arranged so that new residential uses are situated next to existing or planned residential uses and compatible in height, scale and intensity;
- Good design principles should be employed including the provision of pedestrian and vehicular circulation systems within and to this sub-unit with special attention given to the linkages to the commuter rail station;
- Landscaping and trees should be used in parking lots, plazas and streetside areas and medians along major roads in the "Town Center", including the "spine road" to create "boulevard-like effects";
- Architectural design features such as variations of window materials, as well as public space furniture or entry accents are encouraged. When appropriate, arcades, awnings or other building features to distinguish ground floor retail are desirable;
- Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building mounted and ground mounted shopping center signs incorporated within a planting strip are encouraged. Pole mounted signs are discouraged;
- Safe pedestrian access to the commuter rail station from adjacent recreational areas and from across Lorton Road, Pohick Road and the CSX Railroad should be provided;
- Interparcel pedestrian access should be provided to the adjacent existing residential areas

to the "Town Center" areas;

- An enclosed commuter rail station structure that accommodates passenger and other public and accessory uses;
- An appropriate school site should be identified with sufficient land set aside to accommodate its construction;
- The Pohick Creek Environmental Quality Corridor is part of the Pohick Greenway and should be dedicated to the Board of Supervisors for public park purposes. The wetlands associated with it are to be protected by locating and limiting development to public uses in a manner which will not adversely impact them; and
- Substantial buffering and screening should be utilized in transition areas between residential and commercial uses."

NOMINATED PLAN AMENDMENT

Additions are shown underlined and deletions are shown with ~~strikethrough.~~

"Sub-unit E7
Sub-unit E7 is located east of Interstate-95, generally between Pohick and Lorton Roads as shown on Figure 33. Effort should be made to make parcel 107-2((1)) 13 more compatible with the adjacent residential parcels that surround it. This area contains significant wetlands associated with the Pohick Creek Environmental Quality Corridor and represents a unique opportunity to create a focal point for the Lorton-South Route 1 area. Sub-unit E7 is planned for the development of a mixed-use project to include opportunities for a mix of office, townhouses and multi-family housing, open space, retail, cultural center, and hotel/motel uses to further the attainment of the "Town Center" concept. Development of a mixed-use project should be contingent upon satisfactory achievement of the following conditions..."

ANALYSIS

Land Use
The nominated parcel is surrounded by residential use. As noted in the summary of the staff recommendation, existing Plan guidance calls for new residential uses to be situated next to existing or planned residential uses that are compatible in height, scale, and intensity. Staff recognizes that the I-5 zoning designation permits uses that could be considered incompatible with the adjacent residential uses. This potential situation is addressed through substantial buffering and screening required under the Zoning Ordinance. While the current Comprehensive Plan map indicates that the subject property is planned for mixed use in accordance with the general Plan recommendation for Sub-unit E7, areas within the same sub-unit designated as mixed-use are currently developed with residential use.

Transportation
Should this site be developed, efficient internal circulation should be developed with adequate connections to and from external streets and neighborhoods. Further review and analysis is needed to determine appropriate connections and access points. Site access should limit driveways, curb cuts and median breaks, and be arranged to minimize conflicts with traffic.

Currently, this area is served by Fairfax Connector Routes 171 and 307 (to/from Richmond Highway Corridor and Franconia-Springfield Metrorail Station), as well as the Lorton Station on the Virginia Rail Express (VRE). The Fairfax County Countywide Trails Plan shows a major paved trail and

Stream Valley Trail in the vicinity of this site. Efforts should be made to connect internal bicycle/pedestrian facilities with existing and planned County facilities.

RECOMMENDATION

Staff recommends retaining the adopted Comprehensive Plan. While the I-5 zoning designation is incongruous with surrounding existing uses, the additional Plan language proposed by the nomination would not preclude development under existing zoning. Staff recognizes the concern regarding compatibility with adjacent residential communities, and regulations set forth in the Zoning Ordinance address screening and buffering. If a change to the I-5 zoning is sought, the extensive Comprehensive Plan guidance for Sub-unit E7 and other relevant guidance in the Plan would be consulted.

ATTACHMENT I

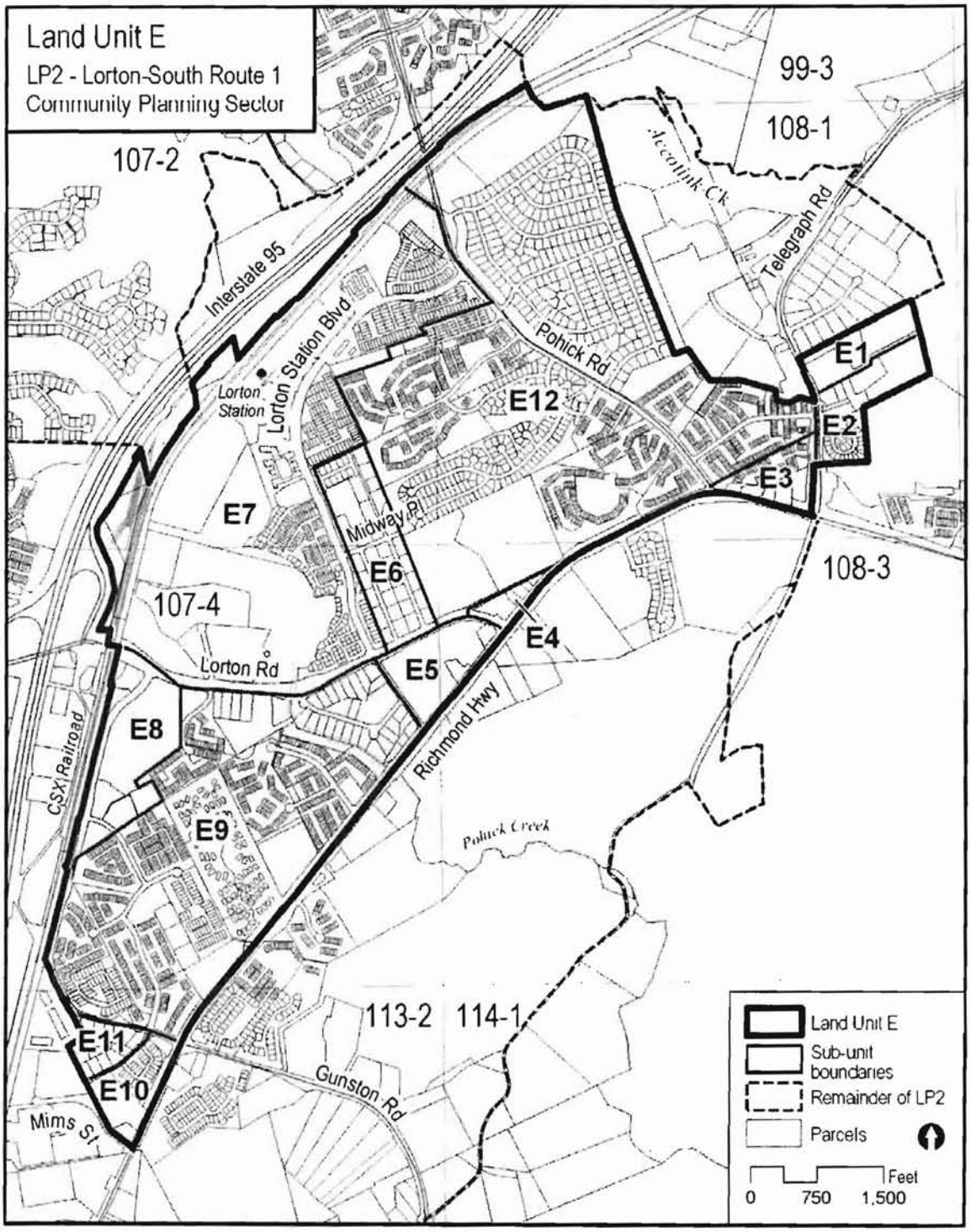


FIGURE 33

APR
Area Plans Review

2009-2010 SOUTH 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.

THIS BOX FOR STAFF USE ONLY
Date Received: 9/16/09
Date Accepted: 9.25.09
Planning District: MV CSR
Special Area:

PART 1. NOMINATOR/AGENT INFORMATION

Name: SCF (Linwood Gorham) Daytime Phone: 703-550-2777

Address: South County Federation P.O. Box 1483
Lorton, Va. 22199

Nominator E-mail Address: linwoodg@cox.net

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

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.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐Braddock ☐Lee ☐Mason ☒Mount Vernon ☐Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 2.2058 acres 96,088 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.

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b. CURRENT PLAN MAP RECOMMENDATION: Mixed Use

c. CURRENT ZONING DESIGNATION: I-5

NOMINATION FORM

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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

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- ☐ Office
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- ☐ Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: _____ TOTAL Gross Square Feet: _____

Categories	Percent of Total FAR	Square feet
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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 (Circle 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)			
[illegible]			

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.

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☒ 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.

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Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

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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
107-2((1))13		CHERRY HILL REAL ESTATE, INVES	PO BOX 9185 MCLEAN VA 22102	2.2058	7008 3230 0001 4659 0831

CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

CURRENT COMPREHENSIVE PLAN

LP2 Sub-unit E7

Sub-unit E7 is located east of Interstate-95, generally between Pohick and Lorton Roads as shown on Figure 33. This area contains significant wetlands associated with the Pohick Creek Environmental Quality Corridor and represents a unique opportunity to create a focal point for the Lorton-South Route 1 area. Sub-unit E7 is planned for the development of a mixed-use project to include opportunities for a mix of office, townhouses and multi-family housing, open space, retail, cultural center, and hotel/motel uses to further the attainment of the "Town Center" concept. Development of a mixed-use project should be contingent upon satisfactory achievement of the following conditions:

- Substantial and logical parcel consolidation should be provided so that the area is developed as one unified project to provide for high quality design and an integration of uses in keeping with the "Town Center" concept (consolidation of the entire CSX site will satisfy this condition);

- A thorough heritage resource survey should precede development and the recovery of significant heritage resources should be undertaken in conjunction with development;

- A mixture of uses to reflect an overall floor area ratio of 0.30 FAR for non-residential uses on approximately 22 acres and a residential density of 5 du/ac, comprised of a mix of unit types, on approximately 202 acres is appropriate for this site;

- The land use mix between non-residential and residential uses should be maintained so that the residential use component accounts for at least one-fourth of the total development;

- The non-residential component of the development should be clustered around a commuter railway station;

- Active and passive recreational uses should be provided or a contribution for recreational uses appropriate to the residential development on-site should be provided. Recreational uses consistent with the Chesapeake Bay Preservation Ordinance may be considered in the EQC;

- Substantial contribution towards transportation improvements should be provided;

- Uses and intensities should generally be arranged so that new residential uses are situated next to existing or planned residential uses and compatible in height, scale and intensity;

- Good design principles should be employed including the provision of pedestrian and vehicular circulation systems within and to this sub-unit with special attention given to the linkages to the commuter rail station:

- Landscaping and trees should be used in parking lots, plazas and streetside areas and medians along major roads in the "Town Center", including the "spine road" to create "boulevard-like effects";

- Architectural design features such as variations of window materials, as well as public space furniture or entry accents are encouraged. When appropriate, arcades, awnings or other building features to distinguish ground floor retail are desirable;

- Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building mounted and ground mounted shopping center signs incorporated within a planting strip are encouraged. Pole mounted signs are discouraged;

- Safe pedestrian access to the commuter rail station from adjacent recreational areas and from across Lorton Road, Pohick Road and the CSX Railroad should be provided;

- Interparcel pedestrian access should be provided to the adjacent existing residential areas to the "Town Center" areas;

- An enclosed commuter rail station structure that accommodates passenger and other public and accessory uses;

- An appropriate school site should be identified with sufficient land set aside to accommodate its construction;

- The Pohick Creek Environmental Quality Corridor is part of the Pohick Greenway and should be dedicated to the Board of Supervisors for public park purposes. The wetlands associated with it are to be protected by locating and limiting development to public uses in a manner which will not adversely impact them; and

- Substantial buffering and screening should be utilized in transition areas between residential and commercial uses.

PROPOSED COMPREHENSIVE PLAN

LP2 Sub-unit E7

Sub-unit E7 is located east of Interstate-95, generally between Pohick and Lorton Roads as shown on Figure 33. Effort should be made to make parcel 107-2((1))13 more compatible with the adjacent residential parcels that surround it. ~~This area~~ Sub-unit E7 contains significant wetlands associated with the Pohick Creek Environmental Quality Corridor and represents a unique opportunity to create a focal point for the Lorton-South Route 1 area. Sub-unit E7 is planned for the development of a mixed-use project to include opportunities for a mix of office, townhouses and multi-family housing, open space, retail, cultural center, and hotel/motel uses to further the attainment of the "Town Center" concept. Development of a mixed-use project should be contingent upon satisfactory achievement of the following conditions:

- Substantial and logical parcel consolidation should be provided so that the area is developed as one unified project to provide for high quality design and an integration of uses in keeping with the "Town Center" concept (consolidation of the entire CSX site will satisfy this condition);

- A thorough heritage resource survey should precede development and the recovery of significant heritage resources should be undertaken in conjunction with development;

- A mixture of uses to reflect an overall floor area ratio of 0.30 FAR for non-residential uses on approximately 22 acres and a residential density of 5 du/ac, comprised of a mix of unit types, on approximately 202 acres is appropriate for this site;

- The land use mix between non-residential and residential uses should be maintained so that the residential use component accounts for at least one-fourth of the total development;

- The non-residential component of the development should be clustered around a commuter railway station;

- Active and passive recreational uses should be provided or a contribution for recreational uses appropriate to the residential development on-site should be provided. Recreational uses consistent with the Chesapeake Bay Preservation Ordinance may be considered in the EQC;

- Substantial contribution towards transportation improvements should be provided;

- Uses and intensities should generally be arranged so that new residential uses are situated next to existing or planned residential uses and compatible in height, scale and intensity;

- Good design principles should be employed including the provision of pedestrian and vehicular circulation systems within and to this sub-unit with special attention given to the linkages to the commuter rail station;

- Landscaping and trees should be used in parking lots, plazas and streetside areas and medians along major roads in the "Town Center", including the "spine road" to create "boulevard-like effects";

- Architectural design features such as variations of window materials, as well as public space furniture or entry accents are encouraged. When appropriate, arcades, awnings or other building features to distinguish ground floor retail are desirable;

- Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building mounted and ground mounted shopping center signs incorporated within a planting strip are encouraged. Pole mounted signs are discouraged;

- Safe pedestrian access to the commuter rail station from adjacent recreational areas and from across Lorton Road, Pohick Road and the CSX Railroad should be provided;

- Interparcel pedestrian access should be provided to the adjacent existing residential areas to the "Town Center" areas;

- An enclosed commuter rail station structure that accommodates passenger and other public and accessory uses;

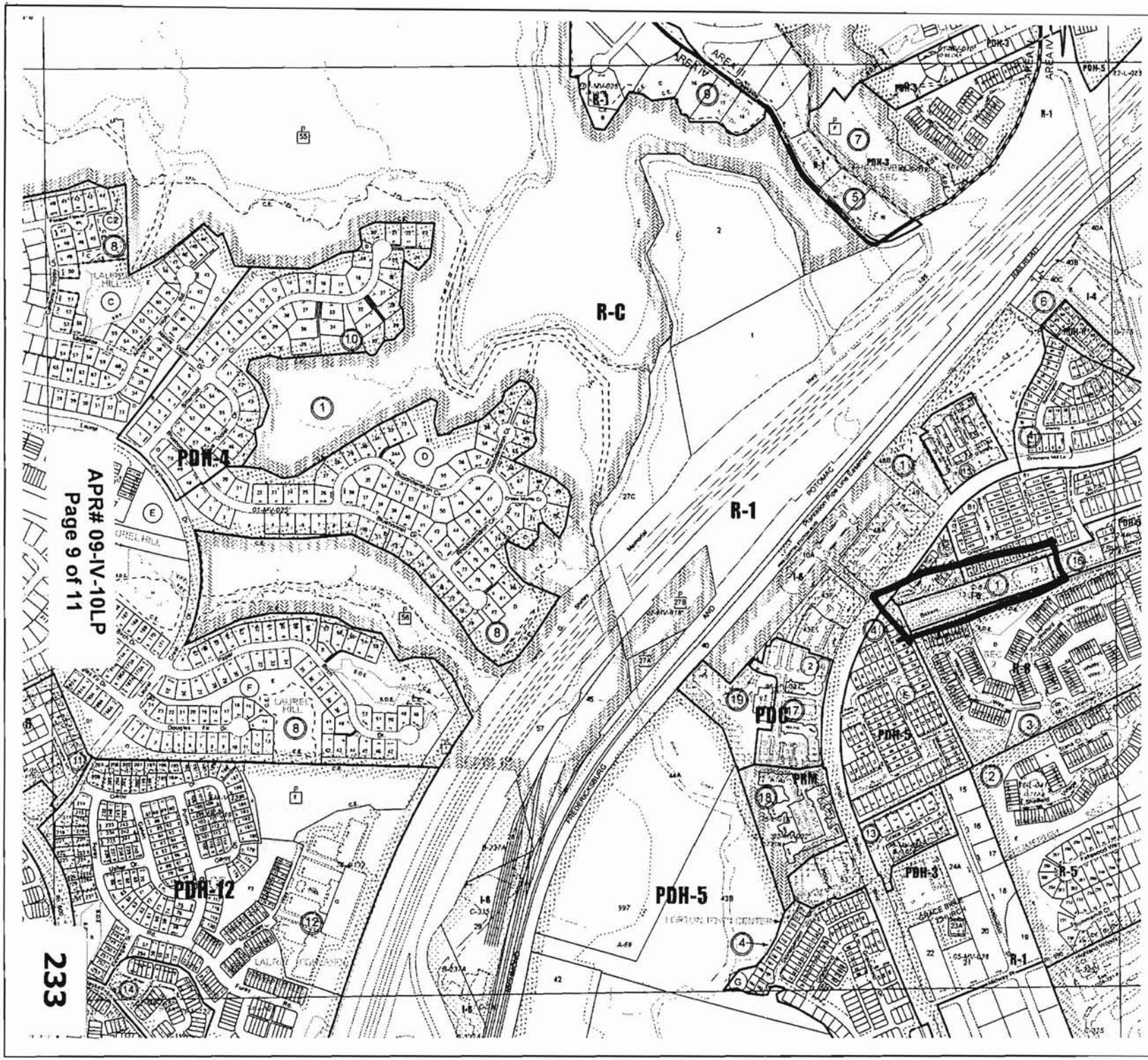
- An appropriate school site should be identified with sufficient land set aside to accommodate its construction;

- The Pohick Creek Environmental Quality Corridor is part of the Pohick Greenway and should be dedicated to the Board of Supervisors for public park purposes. The wetlands associated with it are to be protected by locating and limiting development to public uses in a manner which will not adversely impact them; and

Substantial buffering and screening should be utilized in transition areas between residential and commercial uses.

JUSTIFICATION

The zoning and current use on parcel 107-2((1))13 is not compatible with the parcels that surround it. Every effort should be made, including this Comprehensive Plan change, to keep this parcel from having a negative effect on its neighbors.



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GENERAL NOTES

ADMINISTRATIVE INDEX

98-3	98-4	99-3
07-1	07-2	08-1
07-3	07-4	08-3

SHEET INDEX

PROPERTY MAP
ZONING
107-2

Revised to : 05 - 22 - 2009

09-IV-10LP

Lai, Jennifer C.

From: Lai, Jennifer C.
Sent: Wednesday, October 21, 2009 3:36 PM
To: 'Linwood'
Subject: RE: South County APR nominations

Thanks, I received the fax.

From: Linwood [mailto:linwoodg@cox.net]
Sent: Wednesday, October 21, 2009 3:32 PM
To: Lai, Jennifer C.
Subject: Re: South County APR nominations

The new text proposed in this email looks fine and I will Fax the notification letter to you.

Thanks
Linwood
703-550-2777

- ---- Original Message -----
From: Lai, Jennifer C.
To: linwoodg@cox.net
Sent: Wednesday, October 21, 2009 12:53 PM
Subject: RE: South County APR nominations

Linwood,

I reviewed the revisions to the Plan text with Marianne, and she thinks that changing the text about the Pohick Church Historic Overlay District is not necessary and may require notification of all property owners. Since that revision is relatively minor, I think leaving the sentence as is will work. In terms of formatting the text, the Plan option is always the last thing listed. Therefore, I left the order of the text as you had submitted it, with the Plan option as the last part of the recommendation. I added in the conditions for 5-8 du/ac since they are critical to exercising the option (even though the townhouses are already developed at 5-8 du/ac). Let me know what you think of these changes.

Thanks,
Jenn

Jennifer Lai
703.324.1356 | phone
jennifer.lai@fairfaxcounty.gov

Proposed Plan Text: Lorton-South Route 1 Community Planning Sector, LP2, Sub-unit E3

Sub-unit E3 is located within the Pohick Church Historic District at the northwest quadrant of Route 1 and Telegraph Road (see Figure 33). The northern side of the sub-unit is planned for residential use at 5-8 dwelling units per acre provided that the following site specific conditions are met:

234 • Development above the low end of the density range should provide substantial consolidation of

08 IV - 10LP

Sub-unit E3;

- Provision of buffers along any property line adjacent to non-residential use, both existing and planned; and
- Provision of high quality design which is compatible with Pohick Church.

Parcels 108-1((17))20, 108-1((17))24, 108-1((17))25, 108-1((17))26, and 108-1((17))2 on the southern side of this sub-unit near Route 1 and closest to Pohick Church are planned for residential use at 3-4 dwelling units per acre provided the plan and units are a high quality design which is compatible with Pohick Church; or a second and preferred option is open space and buffer between Historic Pohick Chuch and nearby residential neighborhoods.

As an option, Sub-unit E3 may be appropriate for residential use at 8-12 dwelling units per acre provided that the following site-specific conditions are met:

- Provision of parcel consolidation of the entire Sub-unit E3;
- Provision of high quality design which is compatible with Pohick Church; and
- Provision of buffers along any property line adjacent to a non-residential use, both existing and planned.

From: Lai, Jennifer C.
Sent: Tuesday, October 20, 2009 4:20 PM
To: 'linwoodg@cox.net'
Subject: South County APR nominations

The purpose of this e-mail is to verify a few things we discussed over the phone regarding your APR nominations.

1. The nomination concerning a portion of sub-unit E8 should include parcel 107-4((1))54A in addition to parcel 107-4((1))44. Our tax records indicate the property owner of parcel 54A is Harry L. Frazier at 3305 Spring Dr., Alexandria VA 22306. Once you have proof of notifying the property owner via certified mail, please let me know either by e-mail or fax.

2. For the nomination concerning sub-unit E4 (drive-in bank and drive-through pharmacy), the text stating "Dedication for the widening of Route 1 and Lorton Road" cannot be removed under the scope of the APR process, as it would have an affect on the county-wide transportation network. Please verify that you wish to keep the text that addresses the widening of Route 1 and Lorton Road as written in the current Comprehensive Plan.

3. The proposed Comprehensive Plan text for the nomination concerning sub-unit E3 should be amended so the text only addresses the nominated parcels (108-1((17)) 20, 22A, 24, 25, 26, 28). I will work with you over the next few days to revise your proposed Comprehensive Plan text so it reflects the objective of the nomination.

Additional clarification:
Nomination for the portion of sub-unit E7 (Pohick Creek EQC) -- the limits of the wetlands and EQC may extend beyond the boundaries of sub-unit E7. In addition, the Plan text cannot be revised to address the entire sub-unit unless sub-unit E7 is nominated. Therefore, I suggest retaining the existing language that states "This area contains signification wetlands.." rather than "Sub-unit E-7 contains significant wetlands.." Let me know your thoughts on this.

Thank you for your time and cooperation,

Jenn

Jennifer Lai
Planning Division, Suite 730
Fairfax County Department of Planning and Zoning
Herrity Building, 12055 Government Center Parkway

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A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **APR ITEM:** 09-IV-3MV

NOMINATOR: Keith C. Martin

ACREAGE: 8.5 acres

TAX MAP I.D.: 83-3 ((1)) 76

GENERAL LOCATION: Southwest corner of Richmond Highway and Huntington Avenue.

PLANNING AREA: IV
District: Mount Vernon
Sector: Huntington Community Planning Sector
Special Areas: Huntington Transit Station Area, Land Unit R

ADOPTED PLAN MAP: 20+ dwelling units per acre (du/ac)

ADOPTED PLAN TEXT: Residential development at 40 du/ac provided specific conditions are met. Density of up to 50 du/ac may be considered if Huntington Avenue and Richmond Highway can be proven to operate at levels of service acceptable to VDOT and the County.

For complete Plan text see http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/mtvernon2.pdf

PROPOSED PLAN AMENDMENT: Mixed-use development retaining existing multi-family units at 52 du/ac and new hotel use up to 200,000 square feet.

http://www.fairfaxcounty.gov/dpz/apr/2009southcounty/nominations/3mv.pdf

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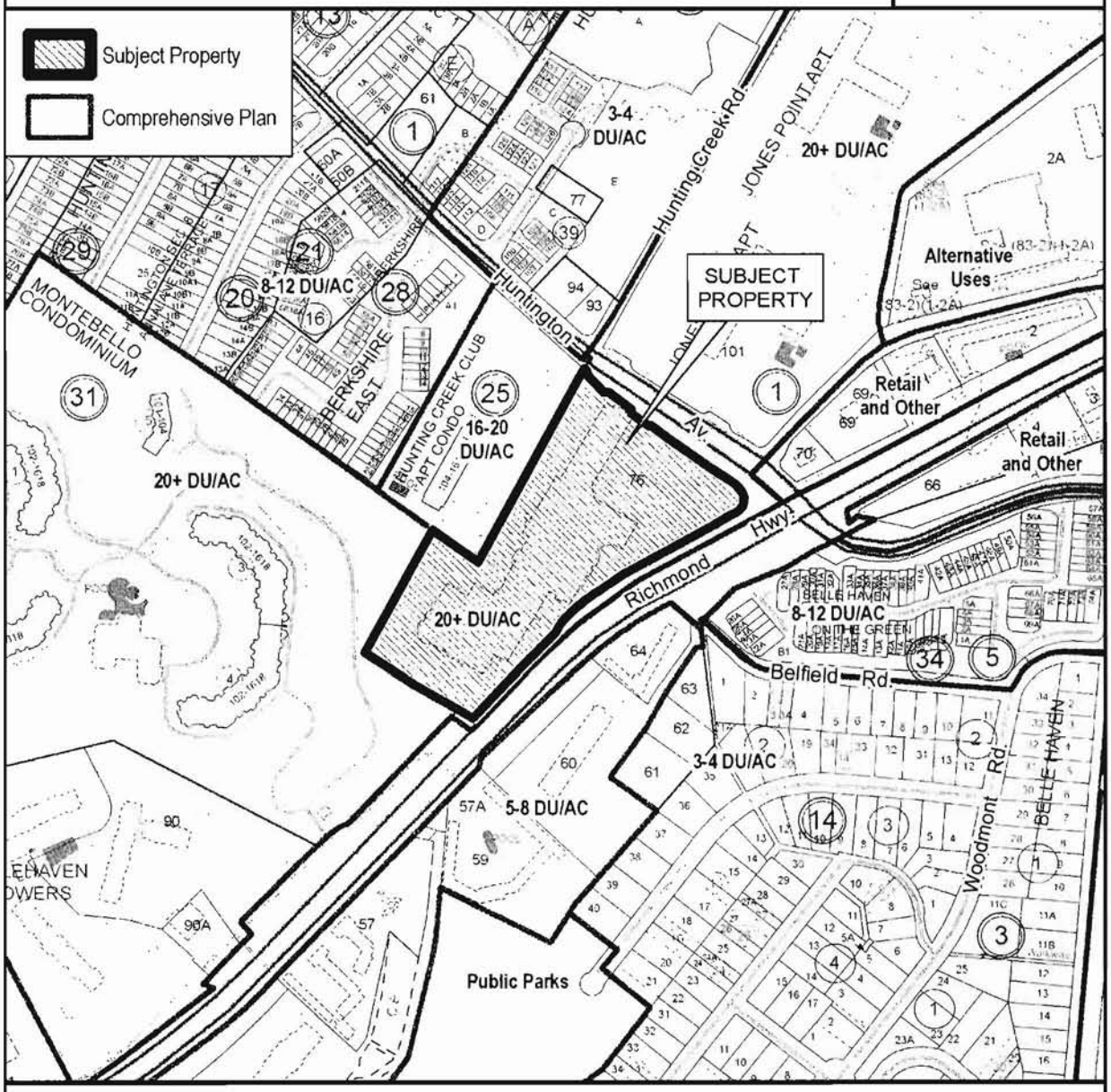
SUMMARY OF STAFF RECOMMENDATION:

_____ Approve Nomination as Submitted
__X__ Approve Staff Alternative
_____ Retain Adopted Plan

Staff feels that item 3MV could result in substantial benefits in terms of quality hotel space added to the Huntington Transit Station Area in the future, without generating a significant amount of additional traffic. However additional considerations should be addressed in the proposed Plan text to ensure infill development is compatible with the surrounding residential developments and meets other expectations.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR #
09-IV-3MV
MT VERNON



Subject Property Current Plan: Residential up to 40 du/ac with conditions. Option for up to 50 du/ac.

Nominated Plan Change: Option for up to 1.67 FAR with full service hotel and existing residential.

Staff Recommendation: Approve staff alternative to support proposed density but add conditions to address building and site design, pedestrian and bicycle amenities, parking, parks, and TDM and green building strategies.

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO APRIL 2010

CONTEXT:

General Location:

The subject property is located on the southwest corner of the intersection of Richmond Highway and Huntington Avenue, approximately ½ mile south of the Capital Beltway and ¾ mile east of the Huntington Metro Station.

Existing and Planned Land Use and Zoning:

Subject Property: The subject property is occupied by the high-rise buildings of the Huntington Gateway Apartments (443 units), as well as 39,000 square feet of office and retail space in low-rise buildings. The parcel is planned for residential use at a density of 40 du/ac subject to meeting specific conditions, and up to 50 du/ac if it can be proven that both Huntington Avenue and Richmond Highway can operate at levels of service acceptable to VDOT and the County.

Adjacent Area:
North: North of the subject property is the Riverside Apartment complex, which contains 1,222 units in high-rise buildings and is zoned R-30. The area falls within Land Unit A-3 of the North Gateway Community Business Center (CBC) and is planned for residential use at a density of 35 du/ac. The Plan text recommends that this use be retained.
East: To the east are single family attached residential uses across Richmond Highway, planned for residential use at 8-12 du/ac and zoned R-12. To the southeast across Richmond Highway are retail uses and motels zoned C-8, planned for residential use at 5-8 du/ac.
South: To the southwest are the Montebello high-rise condominiums, planned for residential use at 35-40 du/ac and zoned R-30.
West: The Hunting Creek condominiums are adjacent to the subject property on the west and also fall within Land Unit R. Developed at approximately 48 du/ac, the area is planned for residential use at 16-20 du/ac and zoned R-30.

PLANNING HISTORY

The subject property was nominated for a Comprehensive Plan amendment in the 2005-2006 South County Area Plans Review process, but was deferred by the Planning Commission for consideration in the special 2008 BRAC APR process. That nomination proposed mixed-use development with office, hotel, residential and retail use up to 2.95 FAR. Staff recommended the Plan be retained due to concerns that the intensity proposed was not appropriate for a location more than ½ mile from the transit station and that the amount of traffic that would be added would adversely affect the road network.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, Amended through 8-3-2009, MV1 - Huntington Community Planning Sector, Land Units Q, R, S and U (North Gateway Area), Page 103-104:

"Near the intersection of Richmond Highway and Huntington Avenue, one portion of Land Unit R has been developed with the Hunting Creek condominiums at the planned density of 16-20 dwelling units per acre. The other portion of this land unit, approximately 9 acres, is approved for a mixed-use project of 443 dwelling units and 39,200 gross square feet of commercial space. This site (Tax Map 83-3((1))76) is planned for residential development at 40 dwelling units per acre in the event that the following conditions are met. Coordinated development should take place so that:

- Project design and layout provides a high quality development in keeping with the character of residential development in the area;
- Development is screened and set back from Richmond Highway to avoid excessive building bulk in proximity to Richmond Highway and to provide an adequate transition toward the lower residential densities existing and planned south of Richmond Highway and west of Fort Hunt Road;
- Mixed-use is encouraged provided that the traffic impact is thoroughly analyzed and mitigated so that Huntington Avenue and Richmond Highway adjacent to the site will operate at levels of service acceptable to the Virginia Department of Transportation and the County;
- There is an internal circulation system to allow connection with adjacent parcels;
- Vehicular access points are limited to locations as far from the Richmond Highway/Huntington Avenue intersection as possible;
- The site access points will operate at levels of service acceptable to the Virginia Department of Transportation and the County; and
- Adequate right-of-way is provided for the improvement of that intersection if necessary.

A density of up to 50 dwelling units per acre may be considered in the event that Huntington Avenue and Richmond Highway adjacent to the site can be proven to operate at levels of service acceptable to the Virginia Department of Transportation and the County."

NOMINATED PLAN AMENDMENT

The nomination proposes mixed use development retaining the existing 443 multifamily residential units and replacing the existing office and retail uses on the site with up to 200,000 square feet of hotel use, resulting in an intensity of approximately 1.65 FAR.

ANALYSIS

Land Use

Item 3MV is currently developed with a community of 443 high-rise residential units, as well as approximately 40,000 square feet of office and retail uses. The proposed 200,000 square foot hotel would replace the existing office and retail use, while keeping the existing residential development intact. The proposed hotel use in 3MV could fulfill a need for higher-quality hotel space within proximity of the Huntington TSA. Removal of the existing commercial uses would impact the customers who currently rely on the goods and services provided. Some of the available commercial space is currently vacant.

The new hotel building would be an infill development, and should be carefully designed and sited to limit the impact on the surrounding area. The building footprint should be minimized in order to be able to provide open space on the site. As discussed in the transportation section below, the site may be impacted by the need to provide right of way (ROW) for the planned interchange improvement at Huntington Avenue and Richmond Highway.

Parks

Residents and hotel guests will need leisure opportunities. The integration of urban parks in the overall development design could enhance the aesthetics of the project, contribute to revitalization efforts and activate the area. The provision of indoor recreation facilities for employees and hotel guests is also appropriate.

If the nominations are recommended for approval, the following conditions should be applied:

- The impact on parks and recreation should be mitigated per County policies contained in Objective 6 of the Parks and Recreation section of the Policy Plan;
- Assure inclusion of Comprehensive Plan language supporting pedestrian connectivity and creation of usable open spaces such as pocket parks, plazas, common greens and recreation-focused urban parks; and
- Include plan language supporting the provision of all year active recreation facilities for the workforce and hotel guests.

Transportation

Due to its location just south of the interchange of Richmond Highway with the Capital Beltway, this area experiences high levels of traffic. Intersections in the area currently operate at poor levels of service in the AM and PM peak hours of travel.

The subject property is located approximately ¾ to 1 mile east of the Huntington Metro Station entrance along Huntington Avenue. This is beyond the area considered by the Comprehensive Plan to be optimum for Transit-Oriented Development which is a maximum of ½ mile. Further, the Plan recommends that the highest intensity development be focused within areas not more than ¼ mile from the Metro Transit Station, and development intensities and heights should taper down within areas located between ¼ mile and ½ mile from the Metro Transit Station. The nomination does not meet the criteria for it to be considered a transit-oriented development.

Trip Generation Estimates for APR #09-IV-3MV

Scenario	Daily	AM Peak Hour		PM Peak Hour	
		In	Out	In	Out
Current Comp Plan (52 du/ac Option)					
Multifamily Apartmt (220); 443 DU	2,808	44	177	170	91
General Office (710); 29.2 KSF	517	62	8	19	93
Shopping Center (820); 10.0 KSF	1,520	6	4	67	69
Total	4,845	112	189	256	253
Proposed Amendmt (1.67 FAR Opt)					
Multifamily Apartmt (220); 443 DU	2,808	44	177	170	91
Hotel (310); 286 RM (1)	2,337	92	58	90	79
Total	5,145	136	235	260	170
Net Impact of Proposed Amendment Above Comp Plan	300	24	46	4	(163)

Trip Generation derived from the Institute of Traffic Engineers (ITE), Trip Generation, 8th Edition (2008). Trip Generation estimates are provided for general order-of-magnitude comparisons, only, and do not account for pass-by, internal capture, or traffic

reductions as a result of proximity to transit stations. (1) Number of rooms for Hotel based on 200,000 total square feet, 700 square feet per room

Nomination 3MV is estimated to generate 300 additional daily trips over the current Comprehensive Plan. On a peak hour basis, the proposed plan would generate 70 additional AM peak hour trips, and decrease the number of PM peak hour trips by 159. The fewer number of trips is attributable to the change in use from office/retail to hotel.

Should this nomination be recommended for approval, the following provisions should be recognized in the Plan guidance:

- The Comprehensive Plan calls for a grade separated interchange at the intersection of Richmond Highway with Huntington Avenue. Further study is required to establish preliminary concepts for this improvement and to determine how much additional right-of-way along Richmond Highway may be needed for the interchange.

- Richmond Highway is designated as a Principal Arterial and currently six lanes in width. While currently built to its planned number of lanes, the existing cross section does not meet the standard established in the Fairfax County Transportation Policy Plan. A 176-foot typical cross-section, established in the Policy Plan for Richmond Highway, is the result of a collaborative effort to account for vehicular, bicycle/pedestrian and future transit needs within the corridor. Further review and analysis may indicate a need for additional right-of-way dedication along the frontage of the nominated parcels. Any development of this site should accommodate these improvements to Richmond Highway.

- Huntington Avenue is a four-lane Urban Minor Arterial, approximately 100 feet in width, and not currently slated for improvement per the Fairfax County Transportation Plan Map. Current APRs 09-IV-1MV, 2MV, 15MV and 27MV and recently approved BRAC APRs 08-IV-3MV and 9MV would all impact traffic on Huntington Avenue between Richmond Highway and Telegraph Road. Depending on the outcome of the proposed nominations, the cumulative impact may result in a need for six lanes on Huntington Avenue. Should widening of Huntington Avenue be necessary, additional right-of-way dedication along the frontage of the nominated parcel may be needed.

- Efficient internal circulation should be developed with curb cuts minimized and locations of entrances and median breaks arranged to minimize conflicts with traffic on the adjacent arterial roadways.

Currently, this area is served by four (4) bus routes: Metrobus Route 9A; Richmond Highway Express (REX); and Fairfax Connector Routes 101 and 171. The Huntington Metrorail Station is located approximately 1 mile to the west, on Huntington Avenue. In addition, Richmond Highway is shown as an Enhanced Public Transportation Corridor (EPTC) on the Fairfax County Transportation Plan Map, with future "Metrorail/Monorail/LRT/BRT" service along the corridor. Development of this site should accommodate efficient transit operations within the corridor and vicinity.

The Fairfax County Countywide Trails Plan shows a major paved trail running along the Cameron Run waterway, a major paved trail along Richmond Highway, a minor paved trail and on-road bicycle path along Huntington Avenue, and a minor paved trail along Fort Hunt Road. Pedestrian circulation is important in this area. Any development of this site, therefore, should accommodate the planned trail improvements. Efforts should be made to connect internal bicycle/pedestrian facilities with existing and planned County facilities.

Given its proximity to numerous existing and planned bicycle/pedestrian facilities and transit services, efforts should be made to reach certain travel demand management goals by shifting single occupant automobile users that will visit, live or shop at this site to non-automobile modes.

Tree Cover
Limited tree cover exists on the subject parcel. Any new development should incorporate landscaping to improve water quality and provide shade and screening for the proposed future use of this area.

Water Quality
Stormwater management and water quality controls and practices should be optimized for any redevelopment of the property per the Policy Plan. The sites should redevelop based on the laws governing new development which include a 40 percent phosphorus removal requirement for water quality and enhanced stormwater management measures. Landscaping, removal of unnecessary impervious surface and re-vegetation of the site will visually enhance new development and improve water and air quality.

Stormwater Management
In general, construction of new and renovation of existing buildings should avoid, minimize, and mitigate potential impacts to Resource Protection Areas, floodplains, and wetlands. Low Impact Development and other design methods for road corridors, parking areas and buildings to offset the losses and minimize the long-term impacts of the development should be implemented. Reductions in the amount of impervious surfaces on the site would help to control stormwater runoff.

Noise
Transportation generated noise from Richmond Highway affects all of the parcels that front on this highway. Noise studies would be required for any noise sensitive uses (residential, hotel, etc.) which might be proposed for this land area to determine the extent of impacts and any proposed mitigation measures which might be applied. Any new residential and hotel development would be required to mitigate interior and exterior noise impacts.

RECOMMENDATION

Staff feels that the hotel proposed for Item 3MV would provide benefits to the area without creating significant negative impacts. A hotel use could benefit from the high visibility of the site from both Richmond Highway and I-495. Hotels typically generate less traffic than other commercial uses and there is a need for high-quality hotel use in the area. In fact, replacing the retail and office uses with the proposed hotel is expected to generate a relatively low 300 trips per day over the current planned uses and could actually decrease the number of trips in the PM peak hours. It is noted that right-of-way may be needed for the planned grade separated interchange or other improvements at the intersection of Richmond Highway with Huntington Avenue.

Staff supports nomination 3MV with some additional conditions, including updating the number of dwelling units per acre to reflect existing development. These are as shown in the suggested Plan text below. To identify changes from the previously adopted Plan, new text is shown with underline and deleted text shown with ~~strikethrough.~~

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, Amended through 8-3-2009, MV1 - Huntington Community Planning Sector, Land Units Q, R, S and U (North Gateway Area), Page 103-104:

> "Near the intersection of Richmond Highway and Huntington Avenue, one portion of Land Unit R has been developed with the Hunting Creek condominiums at the planned density of 16-20 dwelling units per acre. The other portion of this land unit, approximately 9 acres, is ~~approved for~~ developed with a mixed-use project of 443 dwelling units and 39,200 gross square feet of commercial space. This site (Tax Map 83-3((1))76) is planned for residential development at ~~40~~ 52 dwelling units per acre, plus a full service hotel up to 200,000 square feet to replace the existing commercial uses, in the event that the following conditions are met~~. Coordinated development should take place so that~~:
>
> - Project design, building materials, and layout provides a high quality development and pedestrian focused site design which should include street-oriented building forms; ~~in keeping with the character of residential development in the area;~~
> - Buildings should be designed in a way that unifies the site and minimizes negative impacts on the adjacent uses;
> - Buildings should be designed to accommodate telecommunications antennas and equipment cabinets in a way that is compatible with the building's architecture and conceals the antennas and equipment from surrounding properties and roadways;
> - Underground structured parking is provided to serve the development;
> - Implementation of an effective transportation demand management (TDM) program to reduce auto travel in the area, which could include coordinated shuttle service to Huntington Metro Station for both residents and hotel users;
> - Provision of integrated pedestrian and bicycle systems with features such as covered and secure bicycle storage facilities, walkways, trails and sidewalks, amenities such as street trees, benches, bus shelters and adequate lighting;
> - Creation of usable open spaces such as pocket parks, plazas, common greens and recreation-focused urban parks on the site;
> - Provision of environmental elements into the design, including buildings designed to meet the criteria for LEED Silver green building certification;
> - The impact on parks and recreation should be mitigated per County policies contained in Objective 6 of the Parks and Recreation section of the Policy Plan;
> - Development is screened ~~and set back from Richmond Highway to avoid excessive building bulk in proximity to Richmond Highway and~~ to provide an adequate transition toward the lower residential densities existing and planned south of Richmond Highway and west of Fort Hunt Road;
> - Mixed-use is encouraged provided that the traffic impact is thoroughly analyzed and mitigated so that Huntington Avenue and Richmond Highway adjacent to the site will operate at levels of service acceptable to the Virginia Department of Transportation and the County;
> - There is an internal circulation system to allow connection with adjacent parcels;

- Vehicular access points are limited to locations as far from the Richmond Highway/Huntington Avenue intersection as possible;
- The site access points will operate at levels of service acceptable to the Virginia Department of Transportation and the County; and
- Adequate right-of-way is provided for the improvement of ~~that~~ the intersection of Huntington Avenue and Richmond Highway as planned, or other improvements found to be necessary ~~if necessary~~.

~~A density of up to 50 dwelling units per acre may be considered in the event that Huntington Avenue and Richmond Highway adjacent to the site can be proven to operate at levels of service acceptable to the Virginia Department of Transportation and the County.~~"

NOTE: The Comprehensive Plan Map would be changed to show parcel 83-3 ((1)) 76 planned for Mixed Use.

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APR
Area Plans Review

2009-2010 SOUTH 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.

THIS BOX FOR STAFF USE ONLY
Date Received: 9/16/09
Date Accepted: 9-18-09 CBK
Planning District: MV
Special Area:

PART 1. NOMINATOR/AGENT INFORMATION

Name: Keith C. Martin, Agent Daytime Phone: 703-883-0102

Address: 8270 Greensboro Drive, Suite 810
McLean, VA 22102

Nominator E-mail Address: kcm@sacklaw.com

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

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.
Richard Cohen, ~~Pres./Agent~~ President for Huntington Apartments Associates, L.P. by its G.P. ~~by~~ Huntington Realty Corp. its G.P.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐Braddock ☐Lee ☐Mason ☒Mount Vernon ☐Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 8.5 acres 370,260 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: Residential Development at 40 dwelling units per acre and up to 50 dwelling units per acre in the event that Huntington Avenue and Richmond Highway can be proven to operate at acceptable levels of service.

b. CURRENT PLAN MAP RECOMMENDATION: Residential 20+

c. CURRENT ZONING DESIGNATION: PDH-40

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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). Res. Devlpmnt. at 40 du/ac and up to 50 du/ac plus a full service hotel in the event that Huntington Ave. & Richmond Hwy. can be proven to operate at acceptable LOS.

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?) Existing high-rise multi-family building and mid-rise full service hotel over structural 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: _____ TOTAL Gross Square Feet: _____

Categories	Percent of Total FAR	Square feet
Office		
Retail	33% Hotel	200,00 (hotel)
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*	67% (existing)	419,000 (existing)
TOTAL	**100%**	619,000

**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 (Circle 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)	443	900	419,000
TOTAL:			419,000

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 August 3, 2009 and September 16, 2009 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

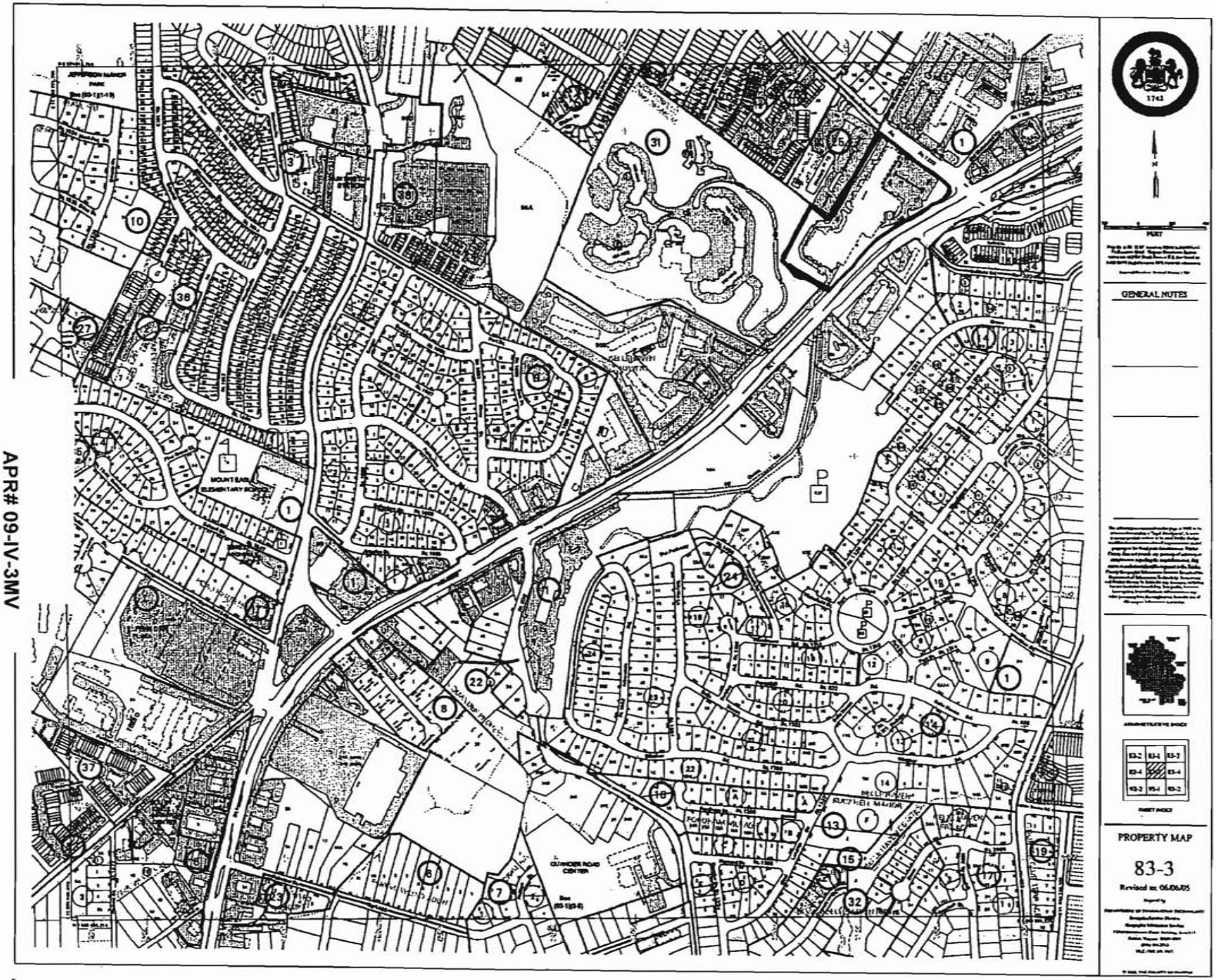
PROPERTY INFORMATION TABLE

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
* 83-3((1))76	Huntington Apt. Assoc., LP	c/o Capital Properties	717 5th Avenue, NY, NY 10022	8.5	
	President for Huntington Apartments Associates, L.P.				
	by its G.P. by	Huntington Realty Corp. its G.P.			Richard D. Cohen

* Correct address



APR# 09-IV-3MV
Page 5 of 9

SACK HARRIS & MARTIN, P.C.
ATTORNEYS AT LAW

SUITE 810
8270 GREENSBORO DRIVE
McLEAN, VIRGINIA 22102
TELEPHONE (703) 883-0102
FACSIMILE (703) 883-0108

September 15, 2009

Ms. Sara Robin Hardy
Fairfax County Planning Commission
12000 Government Center Parkway
Suite 330
Fairfax, Virginia 22035

Re: 2009-2010 South County Area Plans Review
Tax Map 83-3((1)) Parcel 76
Huntington Apartments Associates, L.P.

Dear Ms. Hardy:

Please accept this as a statement of justification for the attached APR nomination for Tax Map 83-3((1)) parcel 76 submitted on behalf of the owner, Huntington Apartments Associates, L.P. The subject property is discussed specifically in the Area IV, MV1 – Huntington Community Planning Sector under Land Unit R (North Gateway Area). The Plan text recommends residential development at forty (40) dwelling units per acre subject to meeting certain conditions. The Plan further recommends up to fifty (50) dwelling units per acre if acceptable levels of service are established at Richmond Highway and Huntington Avenue. The subject Property is currently developed with multifamily residential units at a density of 47.6 units per acre. A considerable amount of developable area remains within the area of existing townhouse style office and retail buildings and the surface lot.

An appropriate optional use to replace the townhouse office and retail and surface parking lot would be a full service hotel over structured parking. We suggest that under Land Units Q, R, S and U, replace the last two sentences of the second paragraph with:

> "This site (Tax Map 83-3((1)) 76) is planned for up to fifty (50) dwelling units per acre, plus a full service hotel. In the event that the following conditions are met. Coordinated development should take place so that:
>
> - Project design and layout provides a high quality development in keeping with the character of residential development in the area.
> - A mixed use development consisting of the existing multifamily development, and a full service hotel at the intersection of Huntington Boulevard and Richmond Highway, over structured parking.

- Mixed-use is encouraged provided that the traffic impact is thoroughly analyzed and mitigated so that Huntington Avenue and Richmond Highway adjacent to the site will operate at levels of service acceptable to the Virginia Department of Transportation and the County.
- Vehicular access points are limited to locations as far from the Richmond Highway/Huntington Avenue intersection as possible.
- The site access points will operate at levels of service acceptable to Virginia Department of Transportation and the County; and
- Adequate right-of-way is provided for the improvement of that intersection if necessary.
- Underground, structured parking is provided to serve the new development.
- Shuttle service to Huntington Metro is provided.

It is submitted that the proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

The existing townhouse office and retail buildings and surface parking adjacent to the intersection is a gross under utilization of the land area. The community has been seeking a full service hotel in this vicinity for years. A hotel would not generate significant vehicular traffic to decrease the level of service and would utilize metro via a shuttle service.

Very truly yours,

SACK HARRIS & MARTIN, P.C.

Keith C. Martin

cc: Josh Greenwald

Cerdeira, Lilian

From: Mason, Lindsay A.
Sent: Monday, October 05, 2009 10:34 AM
To: Cerdeira, Lilian
Subject: FW: APR Nomination PC 2009-034; Map 83-3 ((1)) 76

From: Keith C. Martin [mailto:kcm@sacklaw.com]
Sent: Monday, October 05, 2009 8:39 AM
To: Mason, Lindsay A.
Subject: RE: APR Nomination PC 2009-034; Map 83-3 ((1)) 76

Your assumptions in # 1 and 2 are correct. The hotel would replace the existing office and retail uses.

From: Mason, Lindsay A. [mailto:Lindsay.Mason@fairfaxcounty.gov]
Sent: Friday, October 02, 2009 4:34 PM
To: Keith C. Martin
Cc: Mason, Lindsay A.
Subject: RE: APR Nomination PC 2009-034; Map 83-3 ((1)) 76

Keith C. Martin
8270 Greensboro Drive, Suite 810
McLean, VA 22102

RE: APR Nomination PC 2009-034; Map 83-3 ((1)) 76

Dear Mr. Martin:

The purpose of this e-mail (a copy of which will be retained for the record) is to formally advise you that the above referenced 2009-2010 South County APR Nomination PC-2009-034 has been received by the Department of Planning and Zoning. I have reviewed the nomination as to its compliance with the submission requirements as set forth in the *Guide to the 2009-2010 South County Area Plans Review* and have the following points of clarification:

1) In part (g) of your application form, the Total FAR proposed and the Total Gross Square feet proposed are left blank. From the chart below, I can see that you propose 619,000 Total Gross Square Feet. Using this information, I calculate the Total FAR proposed to be 1.67. Please confirm whether these are the correct numbers to fill in these blanks on your application form.
2) In your statement of justification you state that the "property is currently developed with multifamily residential units at a density of 47.6 units per acre." According to my calculations, the 443 residential units on the parcel of 8.5 acres works out to be 52 units per acre. Please advise if my assumptions are incorrect.
3) It is my understanding that there are office and retail uses currently developed on the site, in addition to the 443 residential units. Are you proposing to eliminate these uses from the Comprehensive Plan guidance? Would the hotel use replace the office and retail uses on the site?

Failure to provide this information to the Department of Planning and Zoning by October 19, 2009 will cause the nomination to be rejected.

I am the Department of Planning and Zoning staff member assigned to review your nomination for

technical compliance with the application. Please address your response or questions to me at Lindsay.mason@fairfaxcounty.gov.

Sincerely,

Lindsay A. Mason
Fairfax County Department of Planning & Zoning
12055 Government Center Pkwy., Suite 730
Fairfax, VA 22035
703.324.1382
(fax) 703-324-3056

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A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **APR ITEM:** 09-IV-4MV

NOMINATOR: Lindsay Mason, Fairfax County DPZ

ACREAGE: 1.2 acres

TAX MAP I.D.: 83-1 ((15)) 1A, 1B, 2A, 2B; 83-1 ((8)) 68B, 68A, 104A, 104B, 103A, 103B, 102B, 102A, 501A, 501B

GENERAL LOCATION: Parcels north and south of Huntington Avenue, east of Blaine Drive.

PLANNING AREA: IV
District: Mount Vernon
Sector: Huntington Community Planning Sector
Special Areas: Huntington Transit Station Area

ADOPTED PLAN MAP: 8-12 du/ac

ADOPTED PLAN TEXT: **Land Unit T** – Residential use at 16-20 du/ac with 20,000 gsf local retail uses.
Land Unit B – Residential use at 8-12 du/ac.

For complete Plan text see
www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/mountvernon.pdf

PROPOSED PLAN AMENDMENT: Correct land unit boundaries to show the subject parcels in Land Unit T. Amend Plan Map to show parcels planned for 16-20 du/ac instead of 8-12 du/ac.

http://www.fairfaxcounty.gov/dpz/apr/2009southcounty/nominations/4mv.pdf

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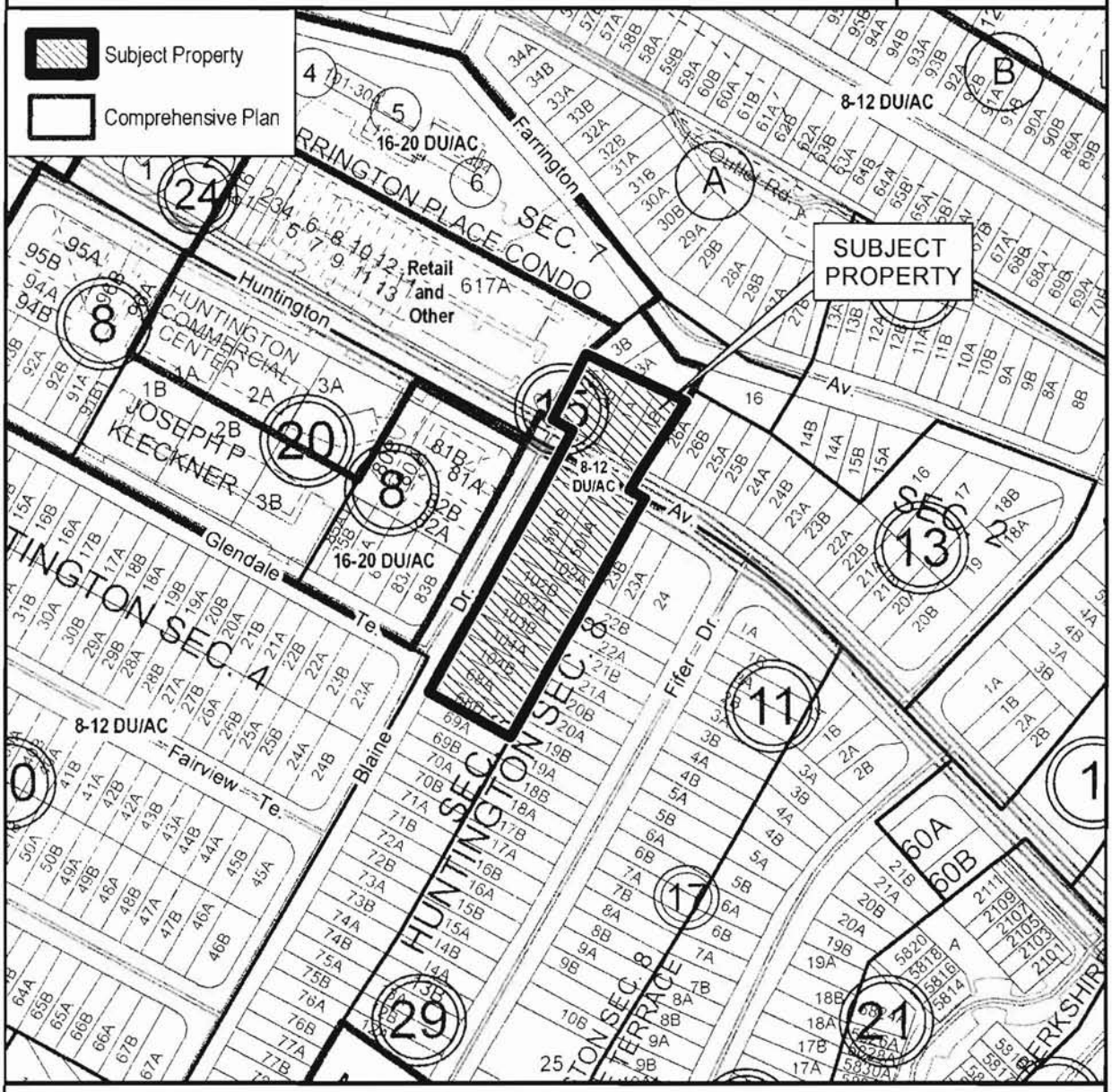
SUMMARY OF STAFF RECOMMENDATION:
__X_ Approve Nomination as Submitted
____ Approve Staff Alternative
____ Retain Adopted Plan

As stated in the nomination justification, there is an error affecting Land Units T and B in the Huntington Transit Station Area, MV-1 Huntington Community Planning Sector of the Comprehensive Plan as well as on the Comprehensive Plan map for several parcels along the eastern side of Blaine Drive. The proposed amendment would correct the boundary for Land Unit T on Plan figures, and the Plan Map would be amended to show the nominated parcels planned for 16-20 du/ac. The Plan text would not be changed.

Staff recommends that the discrepancy in the Comprehensive Plan figures be resolved by amending the Land Unit T boundary to encompass the subject parcels as well as the whole block formed by Huntington Avenue, Glendale Terrace, Blaine Drive and Biscayne Drive, as shown in Figure I & J on page 9. The Plan Map should also be amended to show the subject parcels planned for residential use at 16-20 du/ac. These revisions would clear up the confusion created by the current Plan figures not being in sync with the Plan text. Staff also feels this would reflect the original intention of the plan for this area while not creating any significant impacts on surrounding land uses, schools, roads, or other public facilities. The Huntington Conservation Area would not need to be amended to accommodate this correction.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR #
09-IV-4MV
MT VERNON



Subject Property Current Plan: Residential 8-12 du/ac.

Nominated Plan Change: Residential 16-20 du/ac. Revise Plan figures to show parcels in Land Unit T.

Staff Recommendation: Approve nomination as submitted.

200 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO APRIL 2010

CONTEXT:

General Location:

The 14 subject parcels are within the Huntington Transit Station, along Huntington Avenue and Blaine Drive.

Existing and Planned Land Use and Zoning:

Subject Property: The parcels are developed with duplex residential units that were built in the 1940s. The parcels are zoned C-5, and are shown on the Plan Map for residential use 8-12 du/ac. Some of the subject parcels are shown within Land Unit T on certain Plan figures, and in Land Unit B on other Plan figures.

Adjacent Area:
North: Duplex residential units border the subject area to the north. The immediately adjacent parcels are zoned C-5, while the area further north is zoned R-8. The area falls within Land Unit A and is planned for residential use at 8-12 du/ac.
East: East of the subject properties are existing duplex residential units that are zoned R-8 and planned for 8-12 du/ac.
South: Duplex residential units border the subject area to the south. The area is zoned R-8 and planned for 8-12 du/ac.
West: Duplex residential units, low-rise apartments, and a strip retail center border the subject area to the west. This area is within Land Unit T, and is planned for residential use at 16-20 du/ac with up to 20,000 square feet of retail use. As an option, the block formed by Blaine Drive, Glendale Terrace, Biscayne Drive, and Huntington Avenue, is planned for up to 3.0 FAR with residential, office, and retail uses.

PLANNING HISTORY

No Plan amendments have been proposed recently for the subject properties. A Plan amendment for the area just west of the subject area was adopted in 2008 as part of the BRAC Area Plans Review process.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District as amended through 8-3-2009; MV1 - Huntington Community Planning Sector, Land Units A, B and T (Huntington Conservation Area), pages 98-100:

> "A neighborhood improvement program and the Huntington Conservation Plan were adopted for the community by the Board of Supervisors in March, 1976. The basic goal of that document is the conservation and development of a viable and sound residential community in the Huntington neighborhood. First, the neighborhood improvement program lists a series of public improvement projects that will be necessary to improve the livability of Huntington. Second, the Conservation Plan provides the legal mechanisms for carrying out the activities of the neighborhood improvement program; it firmly establishes land use densities for the Conservation Area; and it sets standards for future development and rehabilitation in the community...."

"Land Unit B comprises most of the southern portion of the Huntington Conservation Area. It is developed with duplex residential units and is planned for residential use at 8-12 dwelling units per acre. Pedestrian facilities from the terminal points of Blaine Drive and Biscayne Drive should be provided to facilitate pedestrian movement between the Huntington community and the Metro station and Mount Eagle Park.

In the center of the Huntington Conservation Area on either side of Huntington Avenue is Land Unit T, an area developed with duplexes, garden apartments and local retail uses. This 10-acre area is planned for residential use at 16-20 dwelling units per acre with a retail component of up to 20,000 gross square feet to provide local services to the neighborhood (see Figure 25). Substantial consolidation of parcels is required in order to attain this level of development. To maintain the scale and character of the adjacent residential neighborhood, redevelopment of Land Unit T should:

- Respect a building height limit of three stories on the north side of Huntington Avenue; on the south side of Huntington Avenue, buildings should be within a three-story height as established along Glendale Terrace due to the sloping topography;
- Provide landscaping between the existing residential uses and areas redeveloped with non-residential uses or parking facilities to buffer the residential areas from adverse impacts;
- Encourage the retention and rehabilitation of existing garden apartments on the site; and
- Coordinate building design, massing and open spaces on both sides of Huntington Avenue."

NOMINATED PLAN AMENDMENT

The nomination seeks to correct errors in the Plan Map and figures which have resulted in inconsistencies between the Plan text, maps and figures. The original boundary for Land Unit T of the Huntington Transit Station area would be restored in Plan figures. The Plan map would depict the land use density consistent with the Plan text for Land Unit to, which recommends residential use at 16-20 du/ac. The Plan text would not be changed.

ANALYSIS

There are discrepancies affecting Land Units T and B in the Huntington Transit Station Area, MV-1 Huntington Community Planning Sector of the Comprehensive Plan as well as on the Comprehensive Plan map for several parcels along the eastern side of Blaine Drive .

It appears that the Land Unit boundaries and planned land use densities on the maps depicting the Huntington Transit Station Area (TSA) were mistakenly altered at some point between September 1989 and March 1992. In fact, there are two maps in the current Plan, Figures 21 and 26, which each show different boundaries for Land Units T and B, neither of which match the original boundaries in the pre-1990 Plan.

Figure 21 in the current Comprehensive Plan represents the Huntington TSA boundaries. The boundary of Land Unit T in this figure was shifted, on both the eastern and western sides, between the July 1989 and October 1990 versions of the Plan. This revised, and incorrect, boundary has been in the Plan since that time.

Meanwhile, the boundary for Land Unit T remained consistent for the Huntington Community figure (Figure 26 in the current Plan) until March of 1992 when the boundaries and land use were both altered. The altered boundary in this figure did not match the boundary shown on the Huntington TSA figure. This revised figure has been in the Plan since that time.

The map depicting land use has been inconsistent with the Plan text starting in at least 1985. The exception was the July 1991 reprint of the Plan, which correctly showed both the correct boundary of the Land Unit and consistent land use designations in the map depicting the Huntington Community. In March 1992 it reverted back to an incorrect boundary and depicts land use recommendations inconsistent with the Land Unit T text. See the attachment beginning on page 10 for examples of the inconsistencies in the figures.

The Plan text has consistently referred to the area of Land Unit T being 10 acres in size since 1985. The area of Land Unit T depicted in the current Plan is approximately 8.88 acres (Figure 21) and 8.89 acres (Figure 26). The land area of the original boundary depicted in the Plan from 1985-1989 is exactly 10 acres. Therefore we believe that the boundaries were mistakenly altered and the original boundary for Land Unit T should be restored. We also believe that the land use on the Plan Map should accurately reflect the Plan text for Land Unit T, which calls for a baseline of residential use at 16-20 du/ac and 20,000 square feet of retail use.

We have been unable to uncover any evidence that the Land Unit boundaries were changed for a specific reason. It seems that when the Huntington TSA map was updated in 1990 there may have been some confusion about the boundary because of a poor Xerox copy of a previous map or because of inconsistencies with the Plan text. See Attachment 2 (starting on page 7) for figures of the relevant documentation we have been able to gather from previous versions of the Plan.

Land Use

The correction and re-designation to 16-20 du/ac would increase the development potential of the area from 14 dwelling units to 24 dwelling units. This is regarded as a relatively minor change that is not expected to result in redevelopment in the near future. The existing duplex units would be likely to remain. Other parcels nearby have been planned for 16-20 du/ac but have not been redeveloped to their full potential. If the parcels were to redevelop at 20 du/ac this would not be out of character to the surrounding area. Low-rise multifamily buildings are located on the southwest corner of Huntington Avenue and Blaine Drive, as well as on the southeast and northeast corners of Huntington Avenue and Biscayne Drive.

Conservation Area

The subject area falls within the Huntington Conservation Area. The proposed corrections would not affect the Conservation Plan. Any future rezoning or site plan applications would need to be reviewed by the Huntington Citizens Association, as required by the Conservation Plan.

Parks

The proposed increase in population represents a minor change, and does not adversely impact the deficiency of park land or resources.

Schools
The potential for additional residential units would generate an additional 5 students in the Huntington TSA area. The schools in the area currently have enough excess capacity to accommodate these students. If the area is to be redeveloped, FCPS would recommend a proffer contribution to offset the impact on surrounding schools.

Transportation
The proposed plan is estimated to generate 153 additional daily trips over the current Comprehensive Plan. This level of additional traffic is considered relatively minor in scale. Further review and analysis would be required at rezoning and/or site plan review to determine what impacts may need to be mitigated, if any.

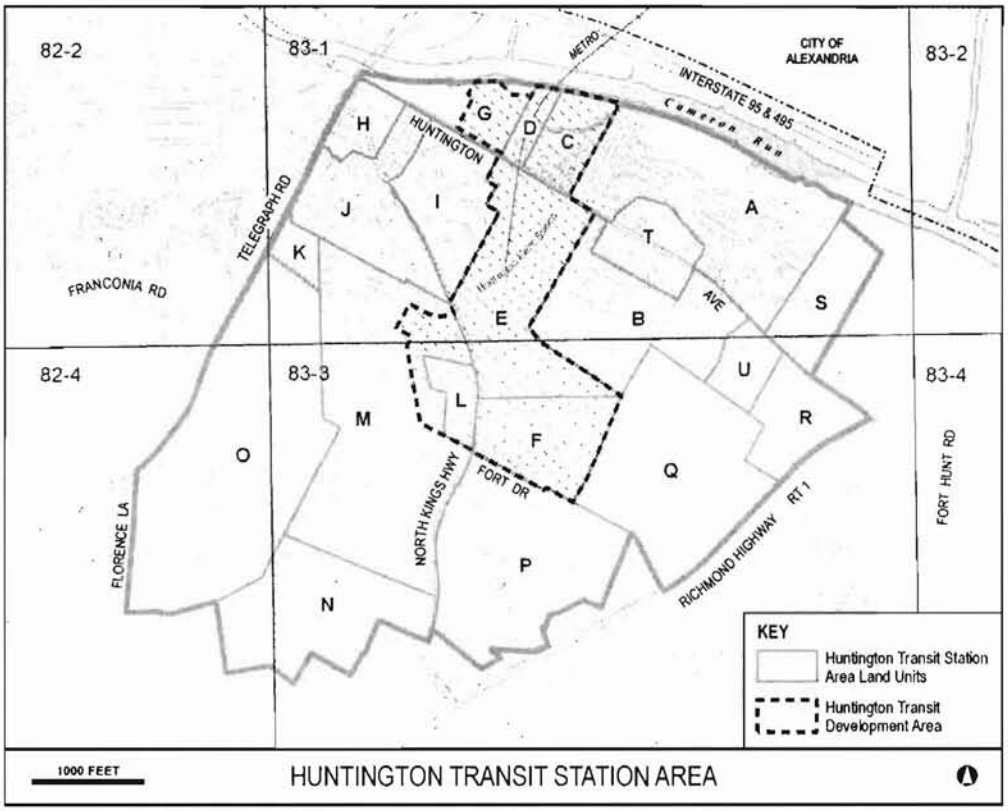
RECOMMENDATION

Staff recommends that the nomination be adopted as submitted. The Plan text would not change. The Plan Map would be amended to show the nominated parcels are planned for 16-20 du/ac. All relevant Plan figures would be corrected to show the original 1985 boundary of Land Unit T.

Staff recommends that the Comprehensive Plan be modified as shown below.

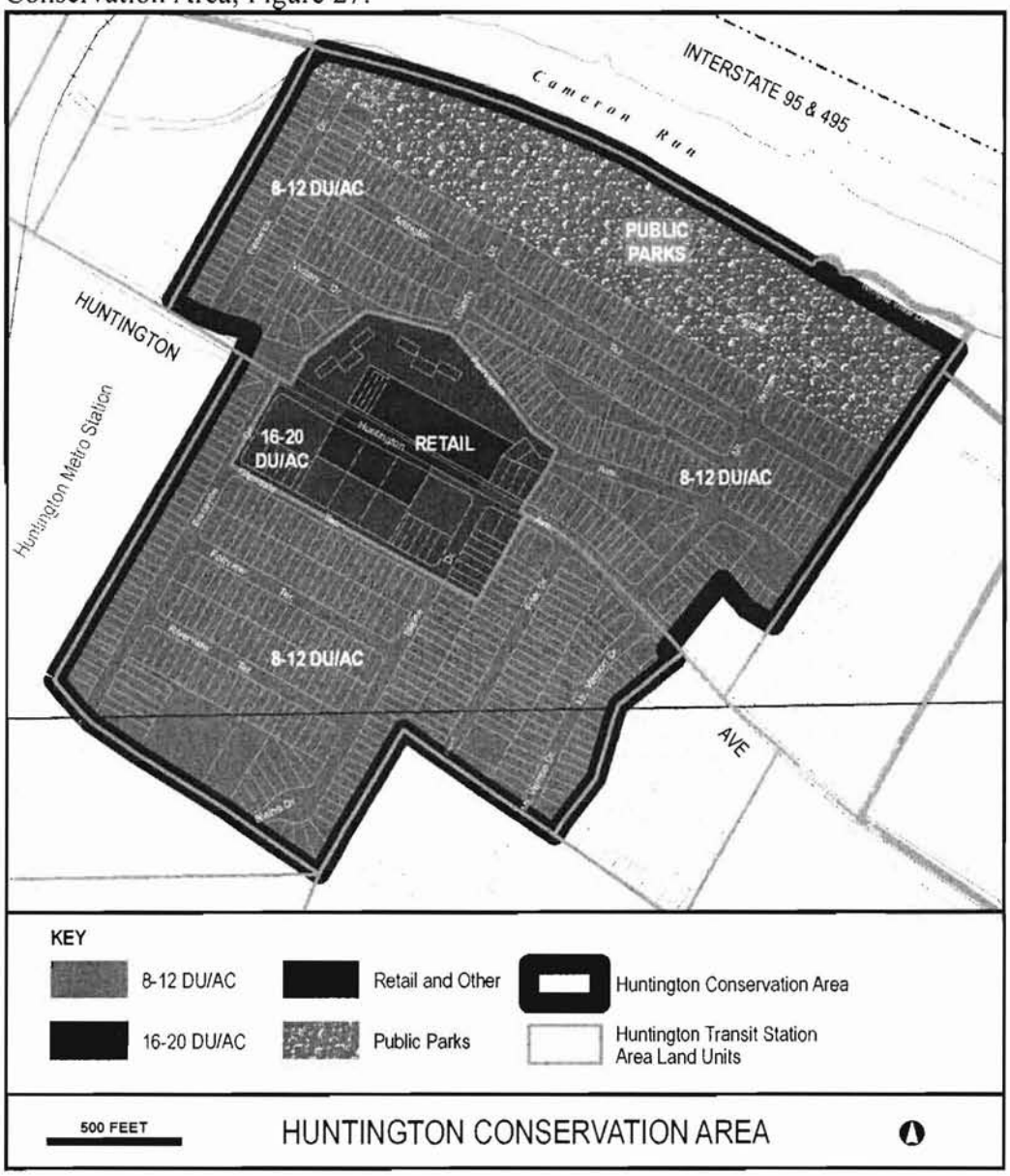
REPLACE:

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District as amended through 8-3-2009; MV1 - Huntington Community Planning Sector, Figure 22 – Huntington Transit Station Area:



REPLACE:

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District as amended through 8-3-2009; MV1 - Huntington Community Planning Sector, Huntington Conservation Area, Figure 27:



NOTE: The Comprehensive Plan Map would be changed to show parcels 83-1 ((15)) 1A, 1B, 2A, 2B; 83-1 ((8)) 68B, 68A, 104A, 104B, 103A, 103B, 102B, 102A, 501A, 501B planned for 16-20 du/ac.

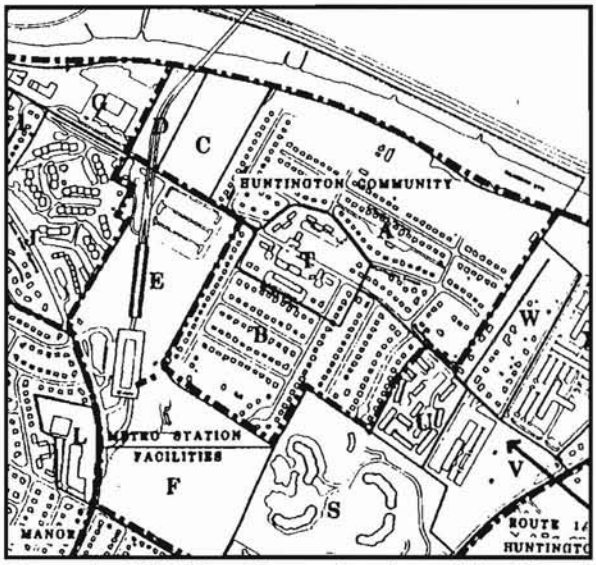


Figure A: 1985 Plan Figure showing original Land Unit T boundary.

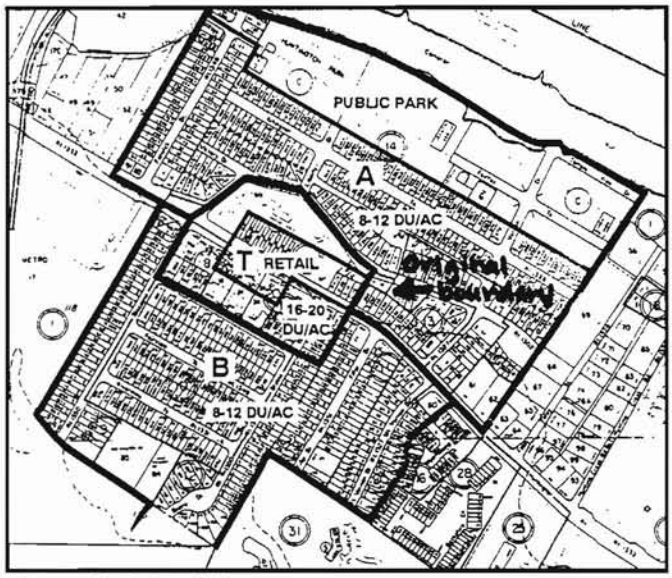


Figure C: July 1991

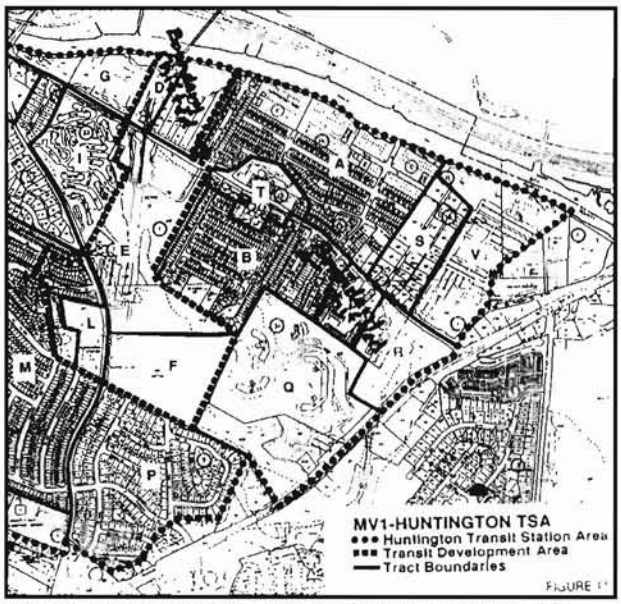


Figure B: October 1990 Plan figure, Land Unit T Boundary shifted.

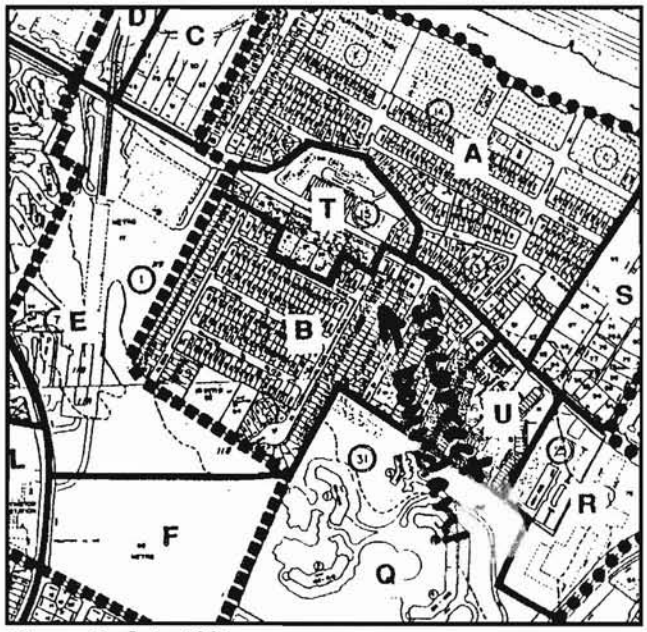


Figure D: July 1991

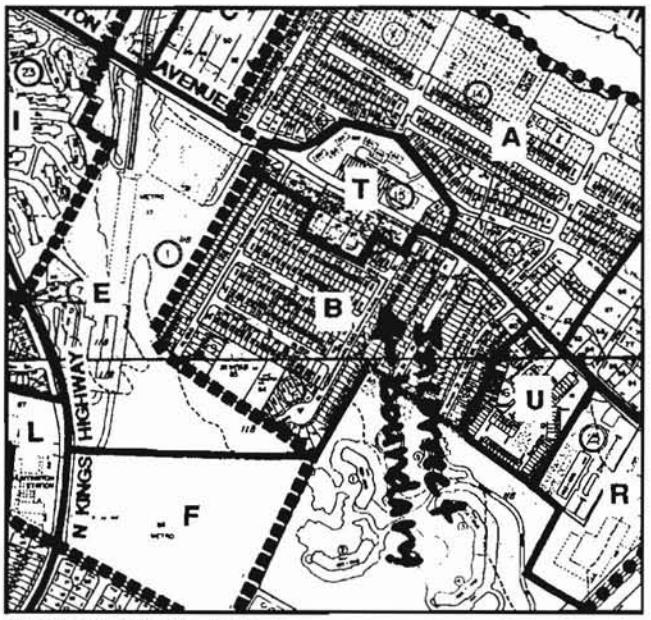


Figure E: March 1992

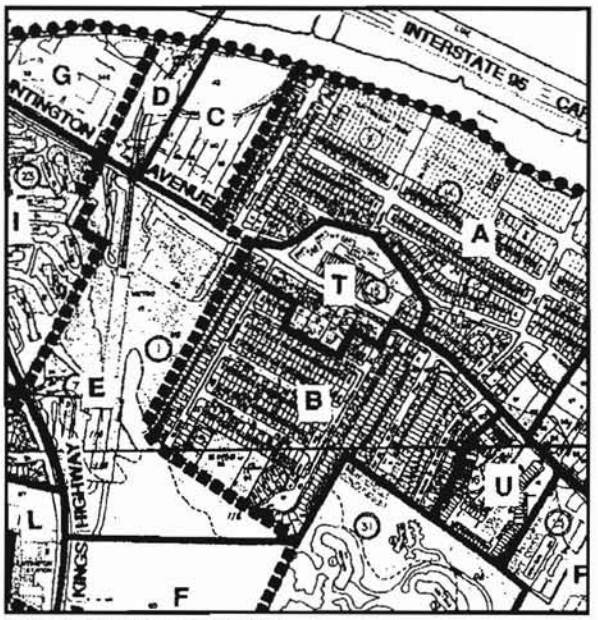


Figure G: January 2009

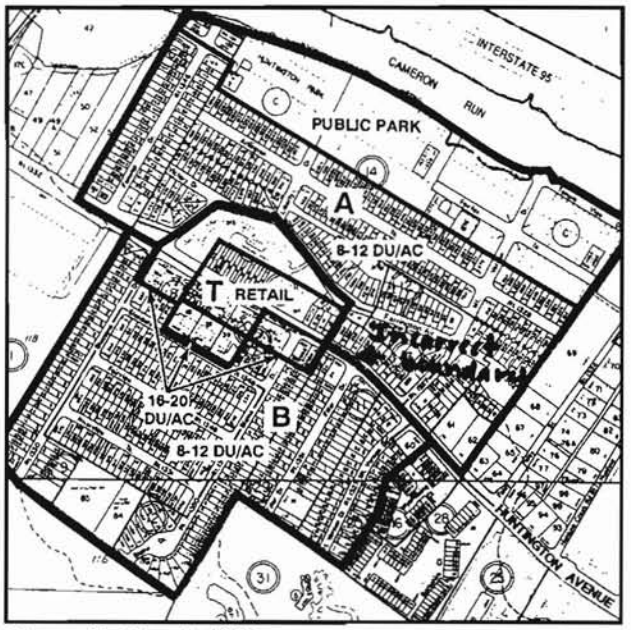


Figure F: March 1992

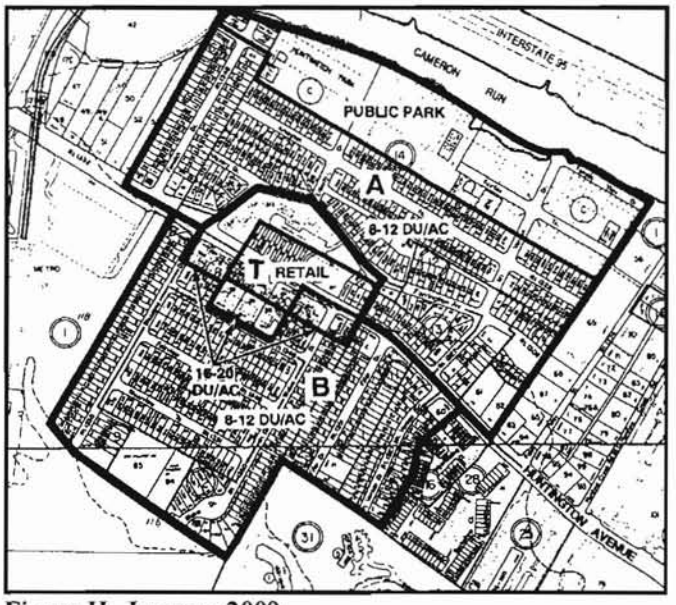


Figure H: January 2009

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APR Area Plans Review

2009-2010 SOUTH 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.

THIS BOX FOR STAFF USE ONLY
Date Received: 9/15/09
Date Accepted: 10-1-09 LOR
Planning District: MV
Special Area:

PART 1. NOMINATOR/AGENT INFORMATION

Name: Lindsay Mason, Dept. of Planning & Zoning Daytime Phone: 703-324-1380

Address: 12055 Government Center Pkwy, Suite 730, Fairfax, VA 22035

Nominator E-mail Address: lindsay.mason@fairfaxcounty.gov

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

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.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 14

Total aggregate size of all nominated parcels (in acres and square feet): 1.205 acres 52,490 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: "In the center of the Huntington Conservation Area on either side of Huntington Avenue is Land Unit T, an area developed with duplexes, garden apartments and local retail uses. This 10-acre area is planned for residential use at 16-20 dwelling units per acre with a retail component of up to 20,000 gross square feet to provide local services to the neighborhood."

b. CURRENT PLAN MAP RECOMMENDATION: 8-12 du/ac

c. CURRENT ZONING DESIGNATION: C-5

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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). 16-20 du/ac: Correct the Plan Map and Plan Figures 21 and 26 (1-26-2009 edition) to match the text for Land Unit T to show correct intensity and land unit boundary.

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%	

**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 (Circle 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) _____

Modify Plan map and figures to be consistent with Plan Text

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:			

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).

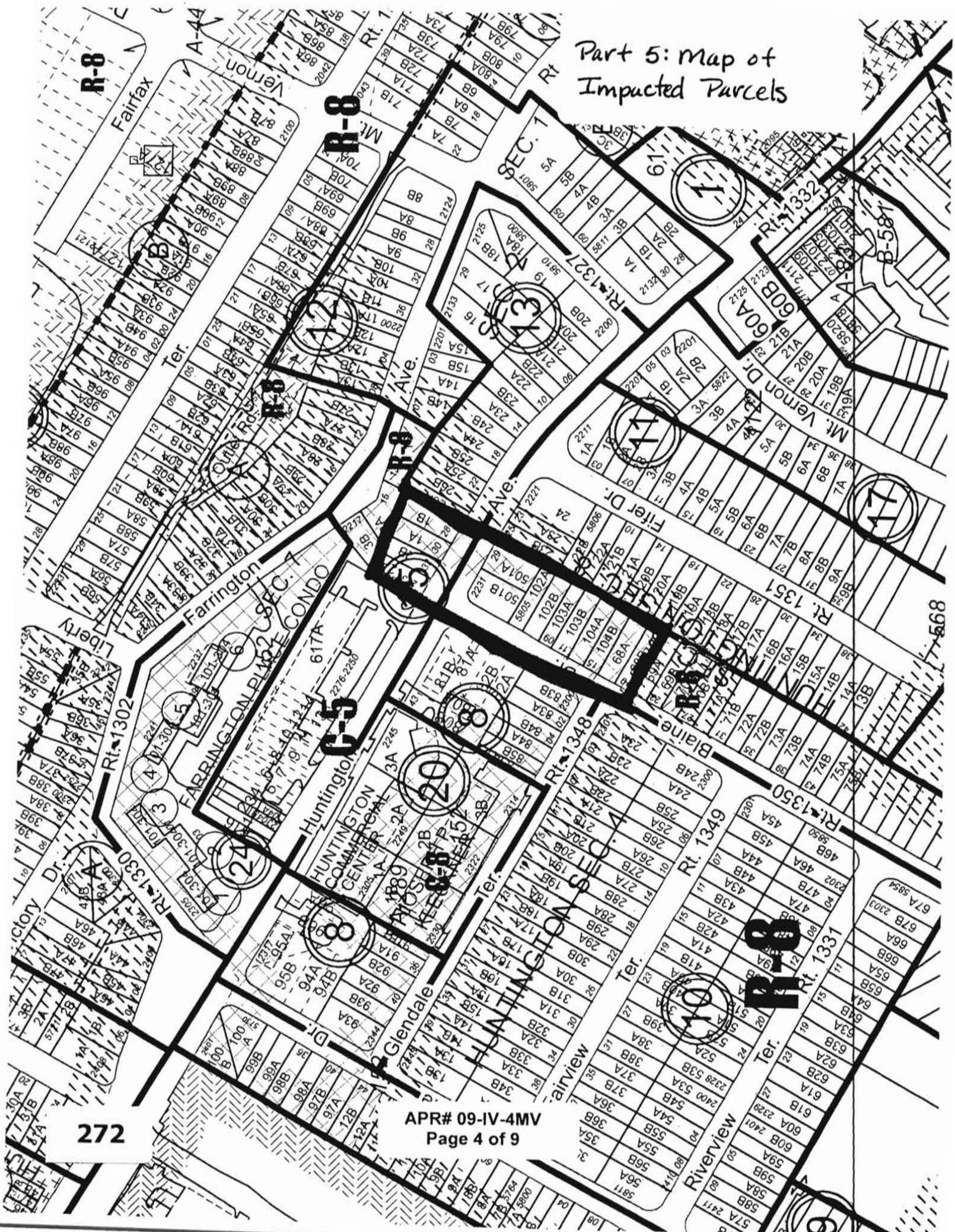
☐ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

☒ 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 August 3, 2009 and September 16, 2009 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

Part 5: Map of Impacted Parcels



PART 6: JUSTIFICATION

There seems to be an error affecting Land Units T and B in the Huntington Transit Station Area, MV-1 Huntington Community Planning Sector of the Comprehensive Plan as well as on the Comprehensive Plan map for several parcels along the eastern side of Blaine Drive.

It appears that the Land Unit boundaries and planned land use densities on the maps depicting the Huntington Transit Station Area (TSA) were mistakenly altered at some point between September 1989 and March 1992. In fact, there are two maps in the current Plan, Figures 21 and 26, which each show different boundaries for Land Units T and B, neither of which match the original boundaries in the pre-1990 Plan.

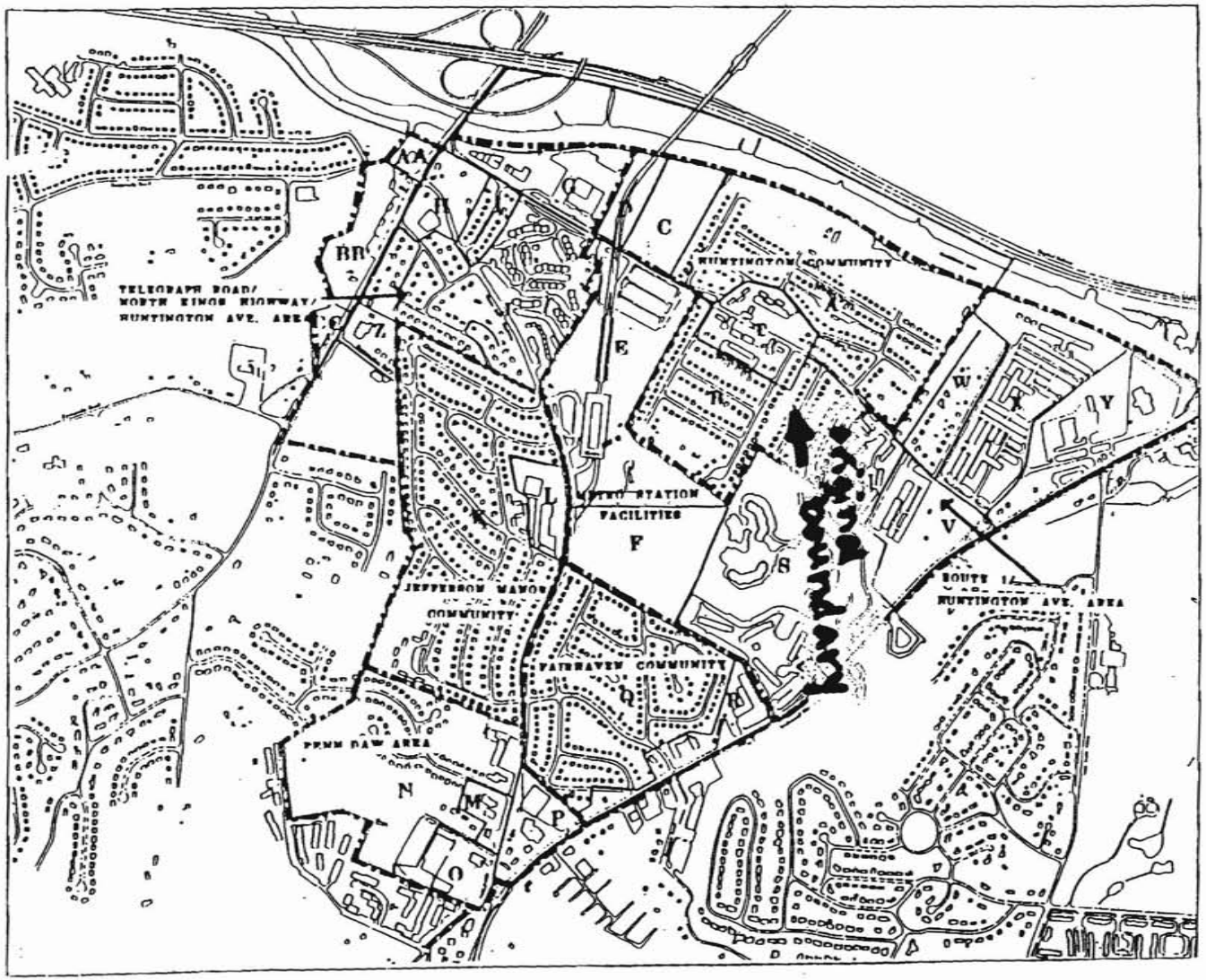
Figure 21 in the current Comprehensive Plan represents the Huntington TSA boundaries. The boundary of Land Unit T in this figure was shifted, on both the eastern and western sides, between the July 1989 and October 1990 versions of the Plan. This revised, and incorrect, boundary has been in the Plan since that time.

Meanwhile, the boundary for Land Unit T remained consistent for the Huntington Community figure (Figure 26 in the current Plan) until March of 1992 when the boundaries and land use were both altered. The altered boundary in this figure did not match the boundary shown on the Huntington TSA figure. This revised figure has been in the Plan since that time.

The map depicting land use has been inconsistent with the Plan text starting in at least 1985. The exception was the July 1991 reprint of the Plan, which correctly showed both the correct boundary of the Land Unit and consistent land use designations in the map depicting the Huntington Community. In March 1992 it reverted back to an incorrect boundary and depicts land use recommendations inconsistent with the Land Unit T text.

The Plan text has consistently referred to the area of Land Unit T being 10 acres in size since 1985. The area of Land Unit T depicted in the current Plan is approximately 8.88 acres (Figure 21) and 8.89 acres (Figure 26). The land area of the original boundary depicted in the Plan from 1985-1989 is exactly 10 acres. Therefore we believe that the boundaries were mistakenly altered and the original boundary for Land Unit T should be restored. We also believe that the land use on the Plan Map should accurately reflect the Plan text for Land Unit T, which calls for a baseline of residential use at 16-20 du/ac and 20,000 square feet of retail use.

We have been unable to uncover any evidence that the Land Unit boundaries were changed for a specific reason. It seems that when the Huntington TSA map was updated in 1990 there may have been some confusion about the boundary because of a poor Xerox copy of a previous map or because of inconsistencies with the Plan text. Attached, in chronological order, are copies of the relevant documentation we have been able to gather from previous versions of the Plan.



HUNTINGTON METRO AREA STUDY

Fairfax County Office of Comprehensive Planning

FIGURE 1

STUDY AREA

STUDY AREA

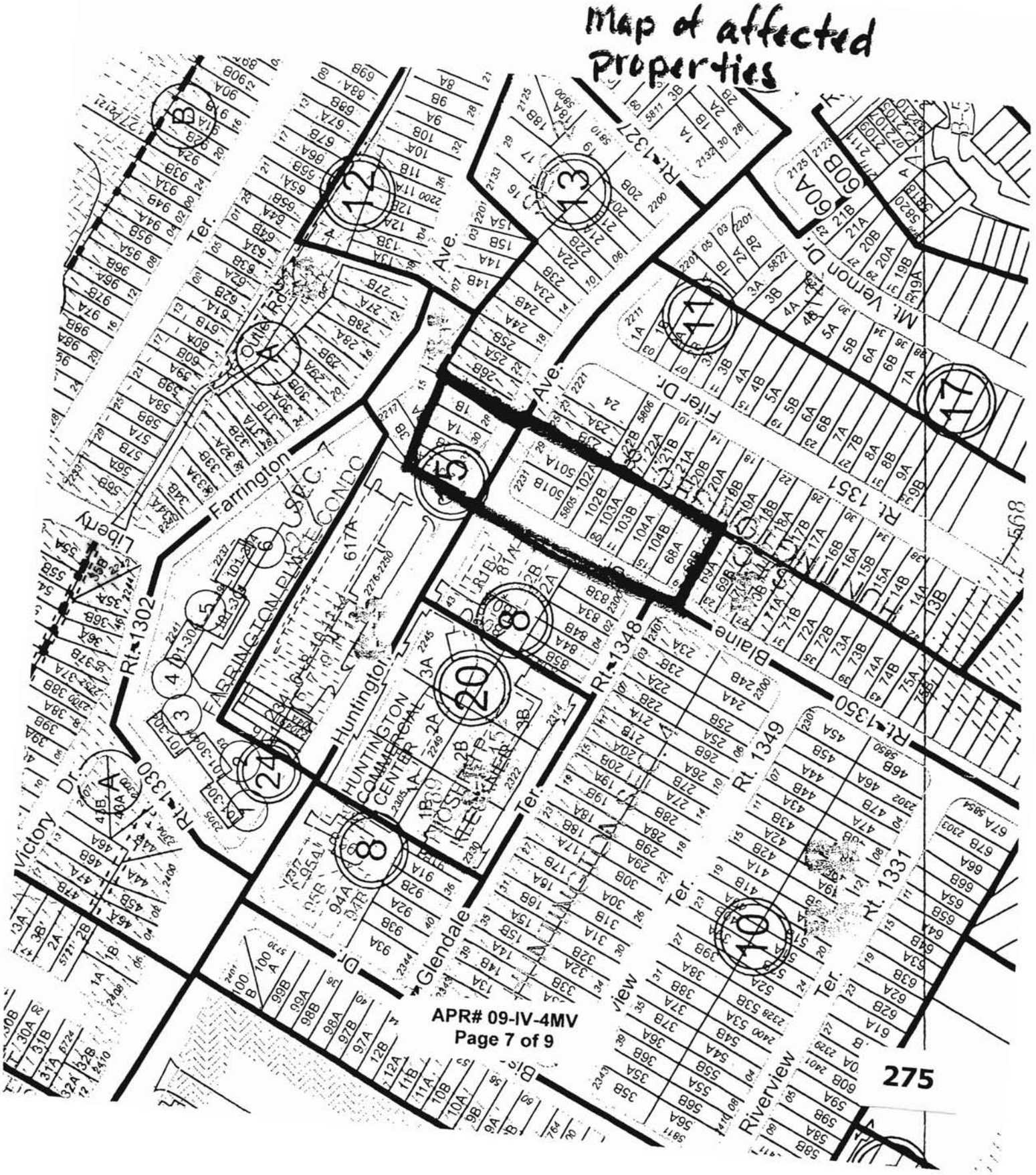
TRACT DESIGNATION
SUB-AREAS

SKIDMORE, OWINGS & MERRILL
Washington, D.C.

JHK & ASSOCIATES
Alexandria, Virginia

ZUCHELLI, HUNTER & ASSOCIATES, INC.
Annapolis, Maryland

Map of affected Properties



APR# 09-IV-4MV
Page 7 of 9

Table 1 of 2

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
83-1 ((15)) 1A	2230 Huntington Ave	ANWAR, MOHAMMAD ALI & Rabia	4902 POWELL RD FAIRFAX 22032	.077	7009 0960 0001 1120 7612
83-1 ((15)) 1B	2228 Huntington Ave	VERA, ESTEFANI	2228 HUNTINGTON AV ALEXANDR	.078	7009 0960 0001 1120 7605
83-1 ((15)) 2A	2234 Huntington Ave	MCLEAN, JAMES B	13215 LONG BRANCH RD WOODB	.074	7009 0960 0001 1120 7568
83-1 ((15)) 2B	2232 Huntington Ave	MERKLI, EDWARD A & MARTHA M	7610 RANGE RD ALEXANDRIA 223	.076	7009 0960 0001 1120 7636
83-1 ((8)) 68B	5819 Blaine Dr.	BALBUENA, JUAN C & SUSANA B	5819 BLAINE DR ALEXANDRIA 223	.085	7009 0960 0001 1120 7629
83-1 ((8)) 68A	5817 Blaine Dr.	AQUINO, SILVIO	5817 BLAINE DR ALEXANDRIA 223	.085	7009 0960 0001 1120 7643
83-1 ((8)) 104B	5815 Blaine Dr.	BURNS DORIS E	5815 BLAINE DR ALEXANDRIA 223	.085	7009 0960 0001 1120 7650
83-1 ((8)) 104A	5813 Blaine Dr.	HEIRS OF TUBBS, WILLIAM H	5813 BLAINE DR ALEXANDRIA 223	.085	7009 0960 0001 1120 7667
83-1 ((8)) 103B	5811 Blaine Dr.	SARAZU VILMA	5811 BLAINE DR ALEXANDRIA 223	.085	7009 0960 0001 1120 7674

Table 2 of 2

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
83-1 ((8)) 103A	5809 Blaine Dr.	YABAR, ALIPIO AND EMMA L	808 N BARTON ST ARLINGTON VA	.085	7009 0960 0001 1120 7537
83-1 ((8)) 102B	5807 Blaine Dr.	WEEDER, CAROLYN K	605 HILLTOP TE ALEXANDRIA VA 2	.085	7009 0960 0001 1120 7551
83-1 ((8)) 102A	580S Blaine Dr.	SUTTON, SWINDELL	2231 HUNTINGTON AV ALEXANDR	.085	7009 0960 0001 1120 7575
83-1 ((8)) 501A	2229 Huntington Ave	SIMMS, WILLIAM E & DOLORES J	2229 HUNTINGTON AV ALEXANDR	.11	7009 0960 0001 1120 7582
83-1 ((8)) 501B	2231 Huntington Ave	SUTTON, SWINDELL	2231 HUNTINGTON AV ALEXANDR	.11	7009 0960 0001 1120 7599

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A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate formal, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **APR ITEM:** 09-IV-6MV

NOMINATOR(S): Patrick Rea

ACREAGE: 6.1 acres

TAX MAP I.D.: 109-2 ((1)) 32A

GENERAL LOCATION: Mount Vernon Memorial Highway, on the north fork of Dogue Creek, south of George Washington's Grist Mill.

PLANNING AREA: IV
District: Mount Vernon
Sector: MV7 Mount Vernon Community Planning Sector
Special Areas: N/A

ADOPTED PLAN MAP: Public facilities, public park

ADOPTED PLAN TEXT: Community-serving public facilities compatible with the surrounding existing and proposed residential uses. If the property is declared surplus, residential use at a density of 2-3 du/ac is appropriate. Future development should not encroach into the 100-year floodplain.

PROPOSED PLAN AMENDMENT: Maintain current Plan for community-serving public facilities as a sewage pumping station. Add text that unused portion should be preserved as open space; note historical and environmental character. Complete nominated plan text is shown in the Nominated Plan Amendment section.

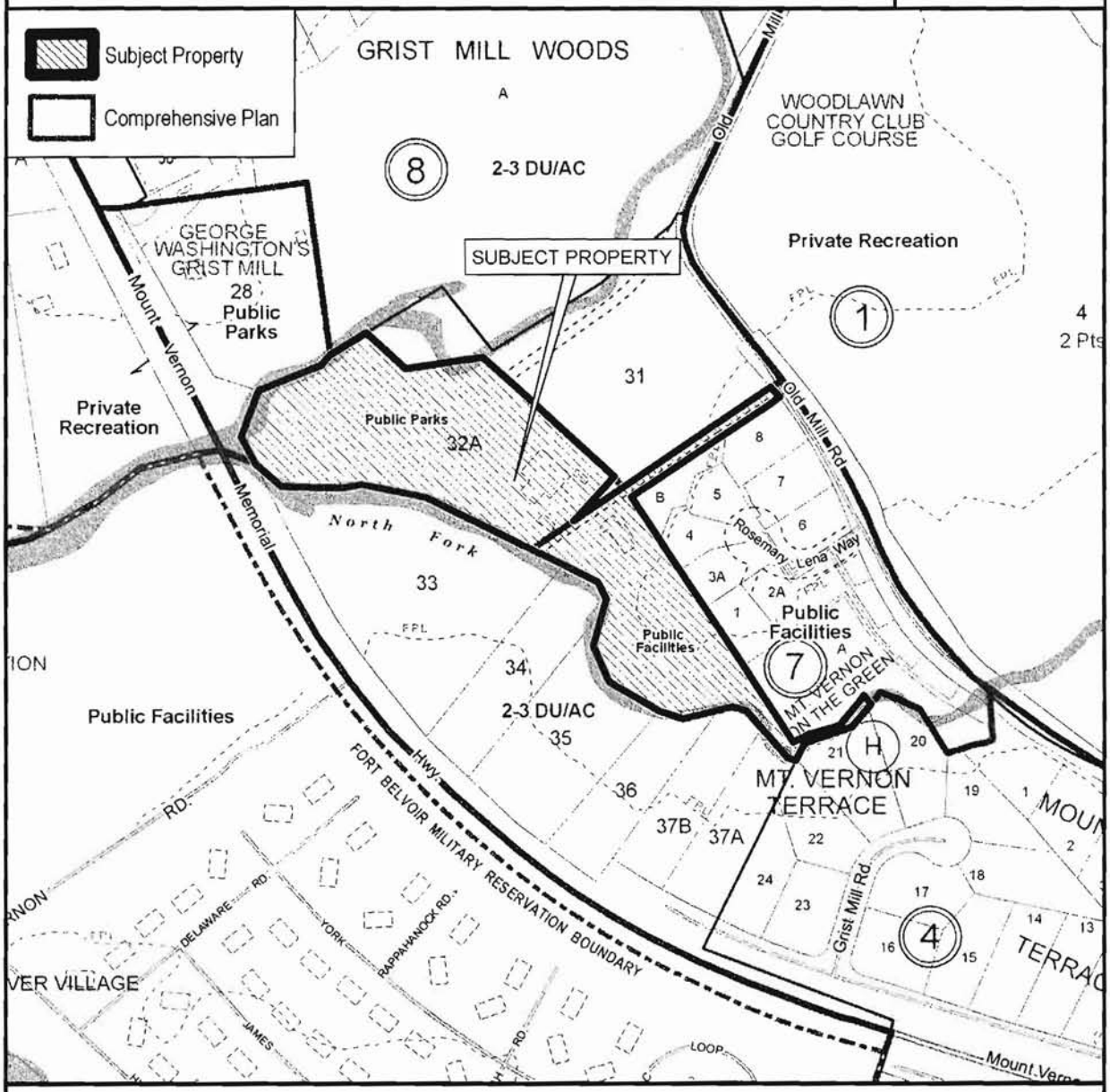
SUMMARY OF STAFF RECOMMENDATION:
___ Approve Nomination As Submitted
_X_ Approve Staff Alternative
___ Retain Adopted Plan

Staff recommends an alternative that includes the nominator's suggestions for updating the current plan text to reflect that the public facilities use of the site is now a sewage pumping station and that the site is environmentally sensitive and deleting the recommendation for residential use at 2-3 du/ac, since it appears that this recommendation was implemented in the past. Staff believes that the northern portion of the site, which is shown as planned for public parks on the Plan map, should be updated to agree with the text, which designates it as public facilities. The Park Authority does not own or operate the northern portion of the site as a park, and has no future plans to acquire this tract. Staff believes that granting public access to the site

is not appropriate because the security and integrity of the pumping station facility might be compromised. Staff believes that the site should be retained for any future capacity expansions to the pumping station facilities that may be necessary to accommodate future growth in this part of the County. The Staff alternative text is shown in the Recommendation section.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR #
09-IV-6MV
MT. VERNON



Subject Property Current Plan: Site of former Dogue Creek Treatment Plant, community-serving public facilities. If declared surplus for public use, residential 2-3 du/acre appropriate. Future development should not encroach into 100-year floodplain.

Nominated Plan Change: Site of the former Dogue Creek Treatment Plant, community-serving public facililities, continue use as sewage pumping station. Portions not in use by DPWES should be preserved as open space. Community-serving public facilities might support passive uses to promote watershed stewardship and historical walking tours.

Staff Recommendation: Adopt staff alternative.

300 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO APRIL 2010

CONTEXT

General Location:

The nomination concerns property in the MV7 Mount Vernon Community Planning Sector of the Mount Vernon Planning District. The subject property is generally located on Mount Vernon Memorial Highway, south of George Washington's Grist Mill.

Existing and Planned Land Use and Zoning:

Subject Property: The subject area contains the Dogue Creek sewage pumping station facility, an equipment storage building and vacant land on one parcel. The Comprehensive Plan map shows the subject area is planned for public facilities and public parks. The subject property is zoned R-2 and lies within the Woodlawn Historic Overlay District (HOD). The HOD contains provisions that all applications for rezoning, special exception, special permit, variances, site plans, subdivision plats, and grading plans shall be submitted to the Architectural Review Board that will review and make recommendations on a proposal's impact on the historical, archeological, and architectural significance of any property within the district. These recommendations may include recommendations on the impact of proposed density/intensity and scale of development, any change to the visual character of the district including views to and from historic and contributing properties, locations of buildings, structures, streets, parking areas, landscape features, changes to existing grades and drainage patterns, vehicular access, yard requirements, or utility easements.

Adjacent Area:
North: George Washington's Grist Mill and Grist Mill Woods and a single-family detached home and vacant land planned for residential use at a density of 2-3 du/ac and zoned R-2;
East: Single-family detached homes in the Mount Vernon On The Green subdivision planned for public facilities and zoned R-2 and the Woodlawn Country Club and Golf Course, planned for private recreation and zoned R-2;
South: Single-family detached homes planned for residential use at 2-3 du/ac and zoned R-2;
West: Vacant land within the boundaries of the Fort Belvoir Military Reservation planned for private recreation and zoned R-C.

All of the above areas also lie within the Woodlawn Historic Overlay District.

ADOPTED COMPREHENSIVE PLAN TEXT

The Mount Vernon Planning District Overview and the MV7 Mount Vernon Community Planning Sector contain the following recommendations for the nominated area:

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, amended through 3-9-2010, Overview, Public Facilities, page 18:

"6. The site of the former Dogue Creek Treatment Plant located on Old Mill Road in

Sector MV7 is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses. Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain."

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, MV7 Mount Vernon Community Planning Sector, Public Facilities, amended through 3-9-2010, page 163:

"Public Facilities

The site of the former Dogue Creek Treatment Plant is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses. Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain."

NOMINATED PLAN AMENDMENT

The nomination proposes to modify the Plan text found in the Mount Vernon Planning District Overview, Public Facilities section and the MV7 Mount Vernon Community Planning Sector, Public Facilities section. Text to be added is shown as underlined, text to be deleted is shown as ~~strikethrough~~.

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, amended through 3-9-2010, Overview, Public Facilities, page 18:

MODIFY: 6. The site of the former Dogue Creek Treatment Plant located on Old Mill Road in Sector MV7 is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses~~.~~, with its sensitive environmental character, and with its continuing use as a sewage pumping station. ~~Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.~~

Portions not in use by DPWES should be preserved as open space. Its location adjacent to George Washington's Grist Mill at the confluence of Dogue Creek and the North Fork of Dogue Creek supports passive uses that draw on its special historical and environmental character. It contains

portions of the historic Potomac Path that ran between the Grist Mill and Old Mill Road. Community-serving public facilities might support passive uses to promote watershed stewardship and historical walking tours, for example, a boardwalk and nature pathway to provide walking access to Dogue Creek, the North Fork of Dogue Creek, and Washington's Grist Mill.

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, MV7 Mount Vernon Community Planning Sector, Public Facilities, amended through 3-9-2010, page 163:

MODIFY: Public Facilities

The site of the former Dogue Creek Treatment Plant is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses. ~~Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.~~

Portions not in use by DPWES should be preserved as open space. Its location adjacent to George Washington's Grist Mill at the confluence of Dogue Creek and the North Fork of Dogue Creek supports passive uses that draw on its special historical and environmental character. It contains portions of the historic Potomac Path that ran between the Grist Mill and Old Mill Road. Community-serving public facilities might support passive uses to promote watershed stewardship and historical walking tours, for example, a boardwalk and nature pathway to provide walking access to Dogue Creek, the North Fork of Dogue Creek, and Washington's Grist Mill.

ANALYSIS

Land Use

The proposed nomination is located within the Woodlawn Historic Overlay District, which includes George Washington's Grist Mill that abuts the subject property to the north, and the Woodlawn Plantation. The Woodlawn Historic Overlay District is a zoning district that limits the uses allowed within the district, and that requires review by the Architectural Review Board of any exterior alterations to historic properties, and any new structures built within the district to be compatible with the historic character of other properties within the district.

The nomination proposes to maintain the current Plan recommendation for community-serving public facilities and public parks, and to add text to the Comprehensive Plan that emphasizes the

sensitive environmental conditions of the subject area, preserves portions of the site as open space that are not being used by the sewage pumping operations, and that add elements to the description of the current public facilities use definition for this site that would allow the subject area to be used for environmental stewardship and historical tourism activities. The nomination also proposes to delete the text for residential use at 2-3 du/ac should the subject area be declared surplus for public use by the County.

The Comprehensive Plan map shows that the subject property is divided into northern and southern portions, and that the northern area is shown planned for public parks and the southern area is planned for public facilities. After further study it appears that tax map parcels 109-2 ((7)) A, B, 1, 2A, 3A, 4, 5, 6, 7 and 8 that abut the subject property to the east within the Mount Vernon On The Green subdivision, and the southern portion of parcel 109-2 ((1)) 32A (within the subject property) were originally a single parcel, which was formerly designated parcel 109-2 ((1)) 32. At some point between 1992 and 2003, the parcels within the Mount Vernon On The Green subdivision were subdivided from the southern portion of the subject property. Although the planned land use recommendation remained public facilities, which is still the case today, these parcels were developed with single-family homes. Therefore, it is logical to conclude that the current Plan recommendation that states the subject property could be re-planned for residential use at 2-3 du/ac if the property were declared surplus for public use was implemented when the parcels to the east were subdivided from the pumping station property. In addition, the southern portion of parcel ((1)) 32A and the rest of the subject property are entirely within a Resource Protection Area (RPA), which would preclude this type of development. In view of these factors, deleting the Plan text that refers to the option for residential development and re-planning the Mount Vernon On The Green parcels for residential use at 2-3 du/ac would be appropriate. However, because the Mount Vernon On The Green parcels are not a part of the nomination, this change would be outside the allowed scope of the nomination. As a result, this change would need to be specifically authorized by the Board of Supervisors and most appropriately addressed as a part of a general update of Plan language, at a later time.

Staff also concurs with the nominator's proposal to update the current Plan text to accurately reflect that the nature of the public facilities use on the subject property has changed from a wastewater treatment plant to a sewage pumping station. Staff also supports the characterization of the site as environmentally sensitive. According to the Department of Public Works and Environmental Services, the site is the second largest sewage pumping station in Fairfax County and is vital to the operation of the sanitary sewer conveyance system in the southern part of the County. The site is planned to be used exclusively for a sewage pumping station for at least the next 30 years.

Further research has revealed an inconsistency between the Plan Map designation and text for the northern half of the site. While the text indicates public facilities, the map shows public parks. The Park Authority does not own or manage the northern half of the site as a park facility, and has no future plans to acquire this part of the subject property. According to the Area Plan Overview which appears at the front of each volume of the Area Plans, under the section entitled "Plan Map And Text Relationship" the text takes precedence in the event of a discrepancy between the Plan Map and the Plan Text. Therefore staff recommends that the northern portion

of the subject property be shown as planned for public facilities, on the Plan map to agree with the text.

Staff feels that providing public access to the subject property is not appropriate and may have unintended consequences. Among these concerns is that the County may need to add capacity to the pumping station facility to accommodate future growth in this part of the County, and the County would not be able to ensure that the security and integrity of the pumping station facilities could be maintained. Therefore, the current Plan recommendation for the subject property should be retained.

Environment

A sizable RPA covers approximately ninety percent of the site. This area should be protected and restored as needed.

RECOMMENDATION

Staff recommends an alternative that includes the nominator's suggestions for updating the current Plan text to reflect that the public facilities use of the site is now a sewage pumping station, and that the site is environmentally sensitive and that the recommendation for residential use at 2-3 du/ac should be deleted, since it appears that this recommendation was implemented in the past. Staff believes that the northern portion of the site, which is designated as public parks on the Plan map, should be updated to show public facilities to be consistent with the Plan recommendations for the southern portion of the site. The Park Authority does not own or operate the northern portion of the site as a park, and has no future plans to acquire this tract. Staff believes that granting public access to the site is not appropriate because the security and integrity of the pumping station facility might be compromised. Staff believes that the site should be retained for any future capacity expansions to the pumping station facilities that may be necessary to accommodate future growth in this part of the County.

Therefore, staff recommends the following alternative, text to be added is shown as underlined, text to be deleted is shown as ~~strikethrough~~:

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, amended through 3-9-2010, Overview, Public Facilities, page 18:

MODIFY: 6. The site of the ~~former~~ Dogue Creek Sewage Pumping Station ~~Treatment Plant~~ located on Old Mill Road in Sector MV7 is planned for community-serving public facilities that will be compatible with the surrounding existing ~~and proposed~~ residential uses. The site is planned for public facilities use in the long term to accommodate future sewer service demands. ~~Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.~~

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, MV7 Mount Vernon Community Planning Sector, Public Facilities, amended through 3-9-2010, page 163:

MODIFY: Public Facilities

The site of the Dogue Creek Sewage Pumping Station ~~Treatment Plant~~ is planned for community-serving public facilities that will be compatible with the surrounding existing ~~and proposed~~ residential uses. The site is planned for public facilities use in the long term to accommodate future sewer service demands. ~~Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.~~

NOTE: The Plan Map land use designation of "public parks" on the northern portion of parcel 109-2 ((1)) 32A will be replaced with the land use designation "public facilities."

Environmental Assessment Map

09-IV-6MV - Dogue Creek Pumping Station
109-2 ((1)) 32A

Study Area Assessment:

Notes:

Prepared by the Fairfax County Department of Planning and Zoning, using Fairfax County GIS

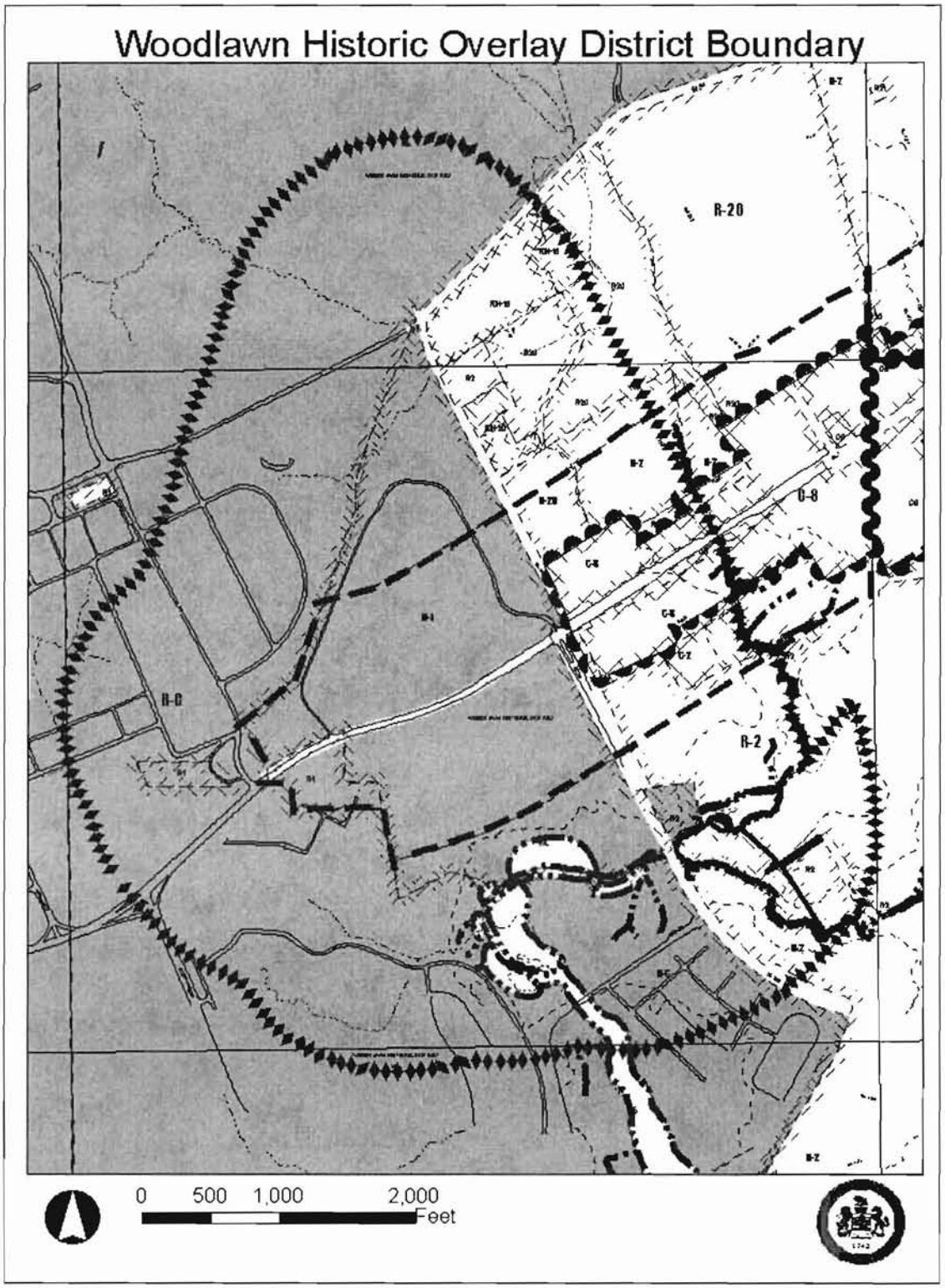
The features here are generalized and therefore approximate.

Information provided is partially satellite - do not assume that a feature not shown, does not exist.

This information has not been verified and should not be used in place of site specific environmental studies.

Legend

- Slopes >= 15%
- Hydric Soils
- Asbestos Soils
- Streams
- Resource Protection Areas


Woodlawn Historic Overlay District Boundary
R-20
R-8
R-2
0 500 1,000 2,000
Feet

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Dogue Creek Pumpi

APR Area Plans Review

APR# 09-IV-6MV

2009-2010 SOUTH COUNTY AREA PLANS REVIEW

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: Patrick Rea Daytime Phone: 703-385-3322 X2

Address: c/o MVCCA, P.O. Box 203, Mount Vernon VA 22121

Nominator E-mail Address: prea1@cox.net

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

THIS BOX FOR STAFF USE ONLY

Date Received: 9/15/09

Date Accepted: 9.28.09 COR

Planning District: MV

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.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 6.1 acres 265,716 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: The parcel is planned for community-serving public facilities. If it should be declared surplus, the Pla states that residential use at a density of 2-3 dwellings per acre is appropriate.

b. CURRENT PLAN MAP RECOMMENDATION: Public facilities.

c. CURRENT ZONING DESIGNATION: R-2

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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). Update and expand text to reflect conversion to pumping station, delete references to future development and density, and describe uses.

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?) Open space maintained in a natural state.

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%	

**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 (Circle 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)			

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 August 3, 2009 and September 16, 2009 to:

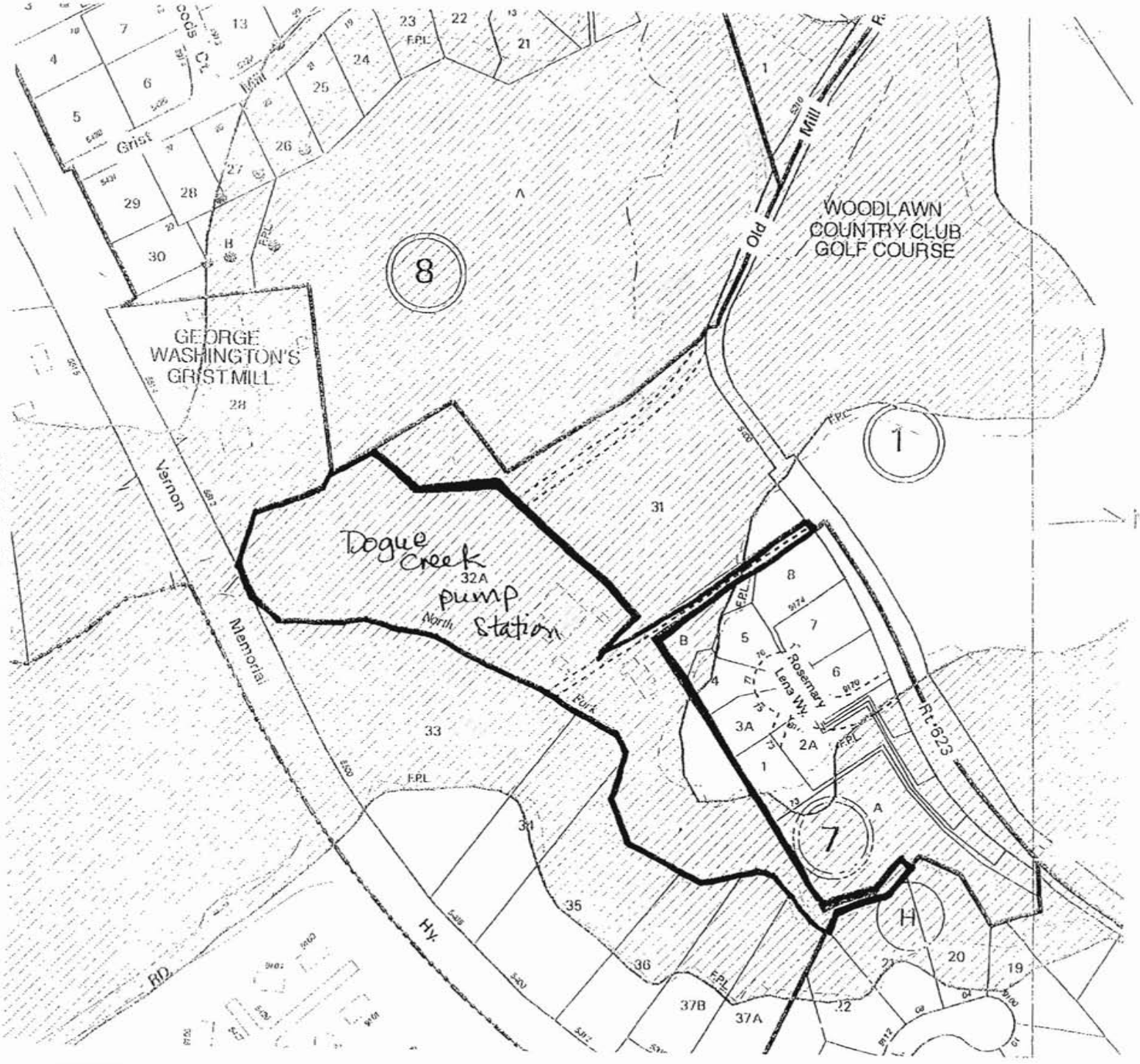
Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

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
1092 01 0032A	5408 Old Mill Rd	Fairfax Co Board of Supervisors	12000 Govt Center Pkway, Fairfax	6.1	7009 0820 0000 8630 0427



APR# 09-IV-6MV
Page 5 of 7

Klibaner, Aaron K.

From: Klibaner, Aaron K.
Sent: Wednesday, September 30, 2009 1:25 PM
To: 'prea1@cox.net'
Subject: South County APR nomination - Dogue Creek Treatment Plant

Dear Mr. Rea:

I am the planner who has been assigned to review the above referenced South County Area Plans Review nomination, as part of Fairfax County's APR process. This message is to notify you that there is a deficiency on the nomination form for this nomination (Dogue Creek Treatment Plant) that will have to be corrected within ten (10) working days of the date of this message. The nature of the deficiency is as follows:

In Part 4 of the nomination form nominators are required to submit the **current Comprehensive Plan text** for the property or properties nominated. The attached sheet that says Attachment A. - Currrent Comprehensive Language is not correct, this paragraph appears to be the "proposed" text. Please submit a new sheet that includes the current Comprehensive Plan text for this nomination.

Again, I will need this information within ten (10) working days, or by 4:30 PM on Wednesday, October 14, 2009. If you have any questions please feel free to contact me.

Thank you,

Aaron Klibaner, AICP
Planner II
Planning Division
Fairfax County Department of Planning & Zoning
703-324-1232 phone
703-324-3056 fax
Aaron.Klibaner@fairfaxcounty.gov

ATTACHMENT A. – Current Comprehensive Language

Revise language to acknowledge the conversion of the facility from a sewage treatment plant to a pumping station and its continuing use for that purpose. Expand the current Plan's description of possible "community serving public facilities" for which it might be used. Delete references to future development and density.

Attachment B -- Proposed Comprehensive Plan Language

Current language and proposed changes are indicated in the underlined below:

The site of the former Dogue Creek Treatment Plant located on Old Mill Road in Sector MV7 is planned for community-serving public facilities that will be compatible with the surrounding existing residential uses, <u>with its sensitive environmental character, and with its continuing use as a sewage pumping station.</u>

<u>Portions not in use by DPWES should be preserved as open space. Its location adjacent to George Washington's Grist Mill at the confluence of Dogue Creek and the North Fork of Dogue Creek supports passive uses that draw on its special historical and environmental character. It contains portions of the historic Potomac Path that ran between the Grist Mill and Old Mill Road. Community-serving public facilities might support passive uses to promote watershed stewardship and historical walking tours, for example, a boardwalk and nature pathway to provide walking access to Dogue Creek, the North Fork of Dogue Creek, and Washington's Grist Mill.</u>

ATTACHMENT ~~B~~ C. Justification

The current Plan should be updated to acknowledge the conversion decades ago of the sewage treatment plan to a pumping station and the continuing use of the site for that purpose. The property is located at the confluence of Dogue Creek and the North Fork of Dogue Creek and is almost entirely in the Resource Protection Area (see map). Portions not in use by DPWES should be preserved in a natural state as open space. Its special environmental and historical features support passive uses to promote watershed stewardship, historical and environmental education, and historical tourism.

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A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **APR ITEM:** 09-IV-8MV

NOMINATOR: Patrick Rea

ACREAGE: 11.9 acres

TAX MAP I.D.: 102-1 ((1)) 3A, 3C and 3D

GENERAL LOCATION: South of Hinson Farm Road, west of Parkers Lane.

PLANNING AREA: IV
District: Mount Vernon
Sector: MV6 Fort Hunt Community Planning Sector
Special Areas: N/A

ADOPTED PLAN MAP: Residential use at 5-8 dwelling units per acre (du/ac) and 2-3 du/ac

ADOPTED PLAN TEXT: There is no specific Plan text for the subject parcels; however the MV6 Fort Hunt Community Planning Sector Land Use section includes the following text that applies to the subject area:

"The Fort Hunt Community Planning Sector contains stable residential neighborhoods. Infill development in this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14."

PROPOSED PLAN AMENDMENT: Senior housing and open space.

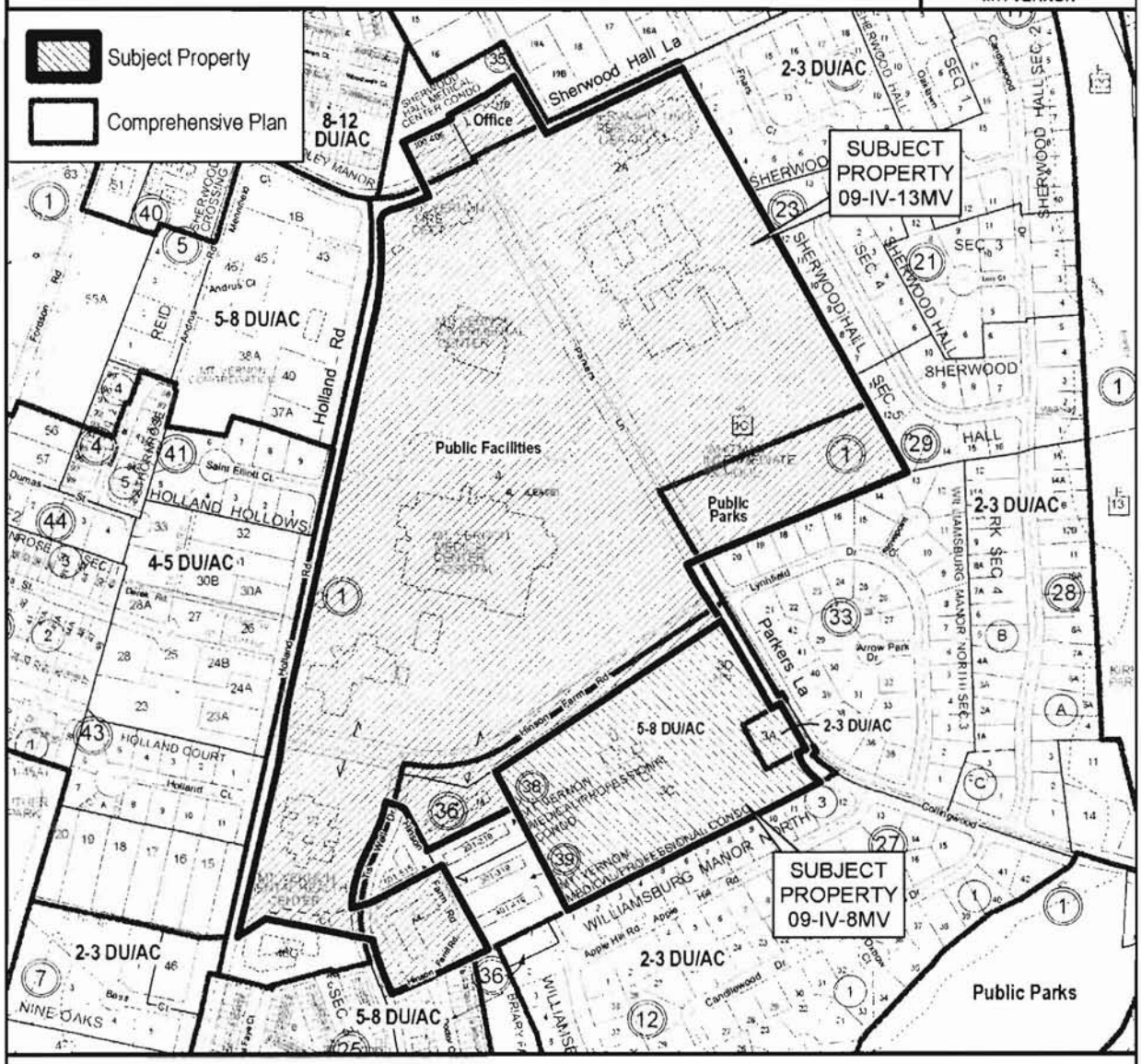
SUMMARY OF STAFF RECOMMENDATION:

___ Approve Nomination As Submitted
_X_ Approve Staff Alternative
___ Retain Adopted Plan

Staff recommends an alternative that would retain the current Plan but would add text specifying the area is planned for residential use at a density of 5-8 du/ac, and that identifies the approximately 7.5-acre horse farm portion of the subject property as open space committed to the Briary Farms subdivision. This recommendation allows flexibility in the type of housing that could be built on the site in the future, and supports the nomination's intent to provide additional community open space in the area.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR #
09-IV-8MV & 09-IV-13MV
MT. VERNON



Subject Property Current Plan: 09-IV-8MV - Development of govt. center/fire station/mental health fac./hospital fac. w/ancillary uses incl. medical office at an intensity up to .35 FAR w/conditions relating to building height and open space. 09-IV-13MV - Development of govt. center/fire station/mental health fac./hospital and ancillary uses incl. medical office at an intensity up to .35 FAR w/conditions and provided impacts to surrounding community mitigated.

Nominated Plan Change: 09-IV-8MV - Residential use for senior housing 5-8 du/ac on 4.4 acre portion of site provided existing covenant is lifted, 7 acres to remain as open space. Surface parking utilize pervious paving materials. New development subject to recommendations of Little Hunting Creek Watershed Management Plan. Option to convey 7 acres of open space to County ownership. 09-IV-13MV - Development of additional govt. center/fire station/police station/mental health fac./hospital/medical office/educational uses in a campus-like design, with retail uses that serve employees and visitors, at an intensity up to .50 FAR with conditions related to use of structured parking, reduction of impervious surfaces and use LID techniques, additional open space, pedestrian and bicycle centered design, transit center to provide additional access to campus from surrounding comm., conversion of neighboring office uses to retail to serve campus when those uses are abandoned, implement the recommendations of Little Hunting Creek Watershed Plan for area.

Staff Recommendation: 09-IV-8MV - Approve Staff Alternative 09-IV-13MV - Approve Staff Alternative.

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO APRIL 2010

CONTEXT

General Location:

The nomination concerns the MV6 Fort Hunt Community Planning Sector within the Mount Vernon Planning District. The subject area is generally located south of Hinson Farm Road and west of Parkers Lane.

Existing and Planned Land Use and Zoning:

Subject Property: The subject area is developed with a single-family home, a horse farm and riding academy and is planned for residential use at a density of 5-8 du/ac and 2-3 du/ac. The site is zoned PDH-5.

Adjacent Area:
North: The area to the north contains INOVA Mount Vernon Hospital, the Mount Vernon Governmental Center/Fire Station and Police Station, and the Sunrise assisted living facility. The area is planned for public facilities/governmental/institutional uses, and zoned C-3.
Northeast: The area to the northeast contains single-family homes and the Walt Whitman Middle School and is planned for residential use at 2-3 du/ac and public parks. The area is zoned R-3.
West: The area to the west contains medical offices and a nursing home and is planned for residential use at 5-8 du/ac and is zoned PDH-5.
South: The area to the south contains single-family homes is planned for residential use at 2-3 du/ac, and zoned R-3.
East: The area to the east contains single-family homes and is planned for residential use at a density of 2-3 du/ac and zoned R-3.

PLANNING HISTORY

There have been no nominations for the subject property within the last 10 years. On January 15, 1973 a covenant was placed on the subject property that specified that no more than 3 single-family homes and associated structures, and a riding academy could be built. The subject property was also rezoned to the PDH-5 zoning district (RZ B-715) and final development plan was approved on February 27, 1978. Beginning in May 28, 1993 the Zoning Administrator made an interpretation of the 1978 rezoning and development plan decision, which was reaffirmed in 5 subsequent letters through March 13, 2000, that the subject property could be developed with 15 single-family homes, for senior housing.

ADOPTED COMPREHENSIVE PLAN TEXT

There is no specific Plan text for the subject parcels; however the MV6 Fort Hunt Community Planning Sector Land Use section includes the following text that would apply to the subject area:

"The Fort Hunt Community Planning Sector contains stable residential neighborhoods. Infill development in this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14."

NOMINATED PLAN AMENDMENT

The nomination proposes senior housing on approximately 4.4 acres of the subject property and retaining approximately 7.5 acres as open space. The nomination also includes an option whereby the 7.5 acres of open space would be conveyed to the County as public open space that would be accessible by users of the Mount Vernon District Campus area.

The nomination proposes to add the following text shown as underlined, to the Mount Vernon Planning District, Area IV, amended through 8-3-2009, MV6 Fort Hunt Community Planning Sector, Land Use, pages 151-153:

"5. Mount Vernon Hospital is co-located on a site with the Mount Vernon Governmental Center, the Mount Vernon Fire Station and the Mount Vernon Center mental health facility. The governmental center/fire station and hospital portion of the complex is bounded by Holland Road, Sherwood Hall Lane, Parker's Lane, and Hinson Farm Road. The mental health facility portion of the complex is located south of Hinson Farm Road between Holland Road and Tis Well Drive...

6. The 11.9-acre Justice Snowden horse farm and stable at the southwest corner of Hinson Farm Road and Parkers Lane, adjacent to the hospital, tax map parcels 102-1 ((1)) 3A, 3C and 3D and is planned for a density of 5-8 dwelling units per acre and is zoned PDH-5. A portion of this site, approximately 4.4 acres, is not part of the approximately 7.5 acres of open space committed to Briary Farm subdivision. Should this tract be developed, the horse farm-related portion should be retained as open space, accessible to the entire Campus, including the hospital, with both active and passive recreational uses, and for senior housing at market rate on the 4.4-acre portion, consistent with the approved zoning. Surface parking on the grounds should be constructed with pervious material and should be sufficient to accommodate users to preclude overflow parking in adjacent neighborhoods. Any development of this site should also be subject to the recommendation of the Little Hunting Creek Watershed Management Plan.

As another option, the approximately 7.5 acres of open space could be conveyed or transferred to the County for incorporation into the "Mount Vernon District Campus" comprised of the government center/fire station, mental health facilities and hospital facilities, while the remaining 4.4 acre portion can be privately developed, as zoned, provided the existing covenant is lifted."

ANALYSIS

Land Use

The nomination proposes senior housing on approximately 4.4 acres of the subject property and retaining approximately 7.5 acres as open space. The nomination also includes an option whereby the 7.5 acres of open space would be conveyed to the County as public open space that would be accessible by users of the Mount Vernon District Campus area.

The nomination proposes that the approximately 4.4-acre area would be developed at a density consistent with the existing zoning. As stated in a letter dated May 28, 1993 (attached), 15 single-family homes could be developed on the 4.4-acre site consistent with the existing zoning which could have supported 400 units, but 385 units were approved. The nomination also states that these units are intended to be housing for the elderly, as explained in a letter dated March 13, 2000 (also attached). The nomination also states that the senior housing units should be market rate. The Housing section of the Policy Plan, page 7, Objective 5, states that the County should increase the supply of housing available to special populations, including the physically and mentally disabled, the homeless and the low-income elderly. The proposed text would be inconsistent with this objective.

Finally, there is an existing covenant on parcel 3C that limits the uses to 3 single-family dwelling units with accessory structures, and a riding academy and stables. This covenant would have to be lifted by the property owners before any future development plans could be implemented. In a letter from the Zoning Administrator dated May 28, 1993 and affirmed in subsequent letters, a proffer condition amendment (PCA) will have to be filed for any proposed development that documents that the covenant on the subject property has been lifted.

RECOMMENDATION

The history of the site indicates that there has been interest in developing both senior housing and housing units that would serve the needs of the general population. Therefore, Staff recommends an alternative that reflects the current Plan map recommendation for residential use at a density of 5-8 du/ac, and that identifies the 7.5 acre horse farm portion of the subject property is to be provided as open space committed to the Briary Farm subdivision.

Staff recommends the following new text shown as <u>underlined</u>, be added to the Comprehensive Plan.

ADD: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, amended through 8-3-2009, MV6 Fort Hunt Community Planning Sector, Land Use, pages 151-153:

> <u>"6. The 11.9-acre Justice Snowden horse farm and stable at the southwest corner of Hinson Farm Road and Parkers Lane,</u>

adjacent to the hospital, tax map parcels 102-1 ((1)) 3A, 3C and 3D are planned for a density of 5-8 dwelling units per acre and are zoned PDH-5. The approximately 7.5-acre portion of the site that contains the horse farm should be preserved as open space committed to the Briary Farm subdivision. Surface parking on the site should utilize pervious paving materials and should be sufficient to preclude overflow parking in adjacent neighborhoods. Any development of this site should be subject to the recommendations of the Little Hunting Creek Watershed Management Plan.

As an option, the approximately 7.5 acres of open space could be conveyed or transferred to the County for incorporation into the "Mount Vernon District Campus" comprised of the government center/fire station, mental health facilities and hospital facilities, while the remaining approximately 4.4-acre portion of the site could be developed as planned and according to the current zoning, provided the existing covenant is lifted."

Justice Snowman Form

APR# 09-IV-8MV

APR Area Plans Review

2009-2010 SOUTH COUNTY AREA PLANS

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: Patrick Rea Daytime Phone: 703-385-3322

Address: PO Box 203, Mount Vernon, VA 22121

Nominator E-mail Address: Prea1@cox.net

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

THIS BOX FOR STAFF USE ONLY

Date Received: 9/15/09

Date Accepted: 10-5-09 cdk

Planning District: MV

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.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 3

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).

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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: See Attachment A

b. CURRENT PLAN MAP RECOMMENDATION: 5 - 8 DUAC

c. CURRENT ZONING DESIGNATION: PDH - 5

Continued

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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 B

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?)

Open space and work force housing, 35' height, 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: _____ TOTAL Gross Square Feet: _____

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*	No change in density and use	
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 (Circle 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)	20	1,280	
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
TOTAL:	20	25,600	

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.

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Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

Continued

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
102-1-3A, 3C	2405 Parkers Ln	William P. Bock	2405 Parkers Ln, Alex, VA 22306	11.872	7009 0080 0002 2475 7229
* 102-1((1)) 3A		Valerie Bock			
* 102-1((1)) 3C					

* Confirmed via email 10-1-09

Attachment A

FAIRFAX COUNTY COMPREHENSIVE PLAN, AREA IV
Mount Vernon Planning District
MV-6-Fort Hunt Community Planning Sector

Development of government center/fire station use, mental health facilities and hospital facilities with related ancillary uses, including medical offices, may be appropriate if the impacts on the surrounding community are mitigated. Development is planned with an FAR up to .35 if the following conditions are met:

- Limit the height of buildings on the periphery of the site to minimize visual impacts on the community

- Provide for substantial, usable open space. The entire complex should be visually screened by evergreen landscaping from the residentially planned and developed land fronting on Holland Road. However, landscaping along Holland Road should not be designed or located in a manner that interferes with the safe operation of the existing helistop.

Attachment B

FAIRFAX COUNTY COMPREHENSIVE PLAN, AREA IV

Mount Vernon Planning District
MV-6-Fort Hunt Community Planning Sector

Development of government center/fire station use, mental health facilities and hospital facilities with related ancillary uses, including medical offices, may be appropriate if the impacts on the surrounding community are mitigated. Development is planned with an FAR up to .35 if the following conditions are met:

- Limit the height of buildings on the periphery of the site to minimum visual impacts on the community.

- Provide for substantial, usable open space. The entire complex should be visually screened for evergreen landscaping from the residentially planned and developed land fronting on Holland Road. However, landscaping along Holland Road should not be designed or located in a manner that interferes with the safe operation of the existing helistop.

The 11.3-acre Justice Snowden horse farm and stable at the southwest corner of Hinson Farm Road and Parkers Lane, adjacent to the hospital, tax map parcel 102-1((01))3c, is planned for a density of 5-8 dwelling units per acre and is zoned PDH-5. A portion of this site, approximately 4.4 acres, is not part of the approximately 7 acres of open space committed to Briary Farm subdivision. Should this tract be developed, the horse farm-related portion should be retained as open space, accessible to the entire Campus, including the hospital, with both active and passive recreational uses, and for senior housing at market rate on the 4.4-acre portion, consistent with the approved zoning. Surface parking on the grounds should be constructed with pervious material and should be sufficient to accommodate users to preclude overflow parking in adjacent neighborhoods. Any development of this site should also be subject to the recommendation of the Little Hunting Creek Watershed Management Plan.

As another option, the approximately 7 acres of open space could be conveyed or transferred to the County for incorporation into the "Mount Vernon District Campus" comprised of the government center/fire station, mental health facilities and hospital facilities, while the remaining 4.4 acre portion can be privately developed, as zoned, provided the existing covenant is lifted.

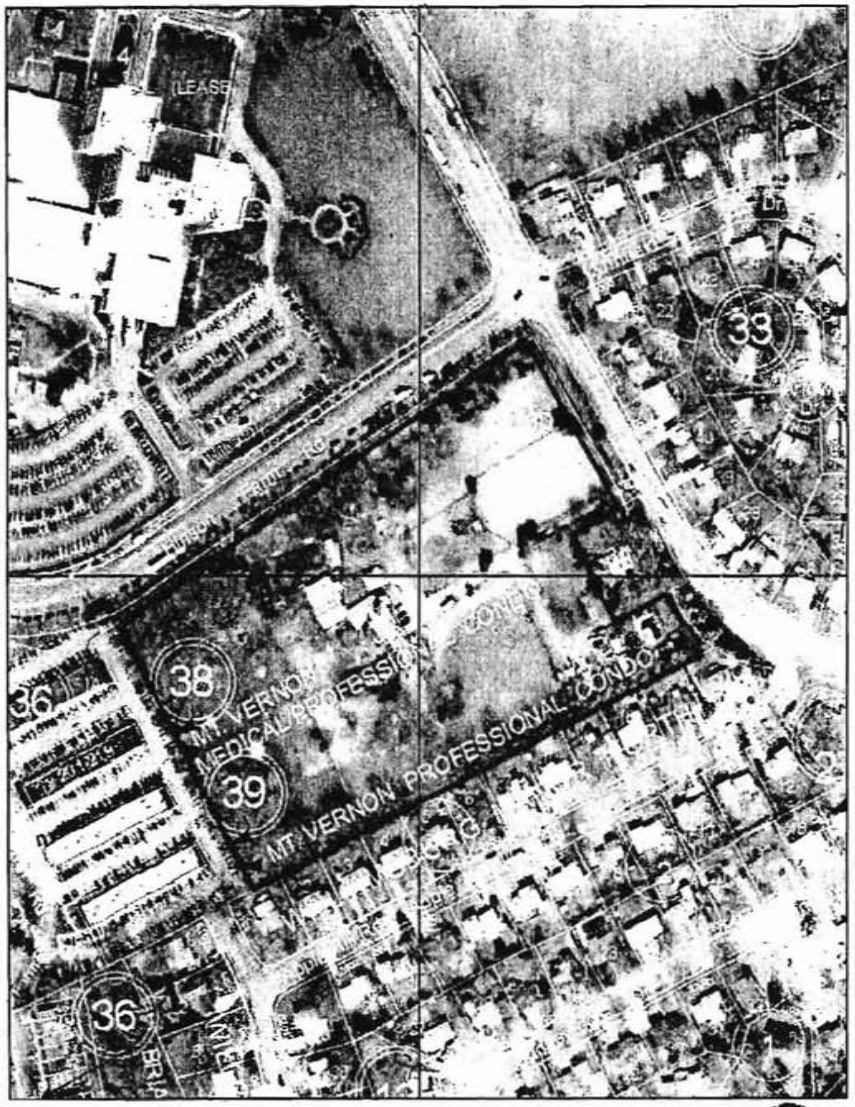
Attachment C

Justification

The plan already calls for "substantial, usable space" in the vicinity of the hospital and the governmental facilities. Most of the Justice Snowden Farm is already dedicated open space, created when the Briary Farms townhouse development was constructed. Converting the farm into usable open space for both passive and active recreation would meet the objectives of the Comprehensive Plan, provide a nearby amenity for patients at the hospital, provide needed playing fields and limit further impervious surface as recommended in the Little Hunting Creek Watershed Management Plan.

The Mount Vernon Council of Citizens Associations, I

Hinson Farm



Fairfax County Department of Planning and Zoning
Aerial Imagery, Copyright 2007, Commonwealth of Virginia

For Christopher Reuter

The Mount Vernon Council of Citizens Associations Is

Hinson Farm

Nomination #19

Sep 30 09 02:31p

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Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **APR ITEMS:** 09-IV-9MV
09-IV-10MV

NOMINATOR(S): Patrick Rea (9MV), H. Jay Spiegel (10MV)

ACREAGE: 9.6 acres

TAX MAP I.D.: 102-3 ((1)) 36A

GENERAL LOCATION: West of Culpepper Road, east of Little Hunting Creek and south of Childs Lane.

PLANNING AREA: IV
District: Mount Vernon
Sector: MV6 Fort Hunt Community Planning Sector
Special Areas: N/A

ADOPTED PLAN MAP: Public facilities

ADOPTED PLAN TEXT: Community-serving public facilities compatible with the surrounding existing and proposed residential uses. If the property is declared surplus, residential use at a density of 2-3 dwelling units per acre is appropriate. Future development should not encroach into the 100-year floodplain.

Complete adopted Plan text is shown in the Adopted Comprehensive Plan Text section.

PROPOSED PLAN AMENDMENT: **9MV**
Add text to the Plan that reflects the current public facilities use of the property as a sewage pumping station, and that unused portions of the site should be preserved as open space. Consideration should be given to consolidation with parcel 102-3 ((2)) A that abuts the subject area on the south and is owned by the Northern Virginia Conservation Trust. The nomination proposes to delete text referring to residential use at 2-3 du/ac if the property is declared surplus.

10MV
Add text to the Plan that reflects the current public

facilities use of the property as a sewage pumping station, that the security of the site should be maintained and that changes in zoning designation, decisions regarding consolidation with adjacent properties, issues of public access to the subject property and any proposed residential development of the subject property require approval of the surrounding Stratford Landing community.

Complete nominated text is shown in the Nominated Plan Amendment section.

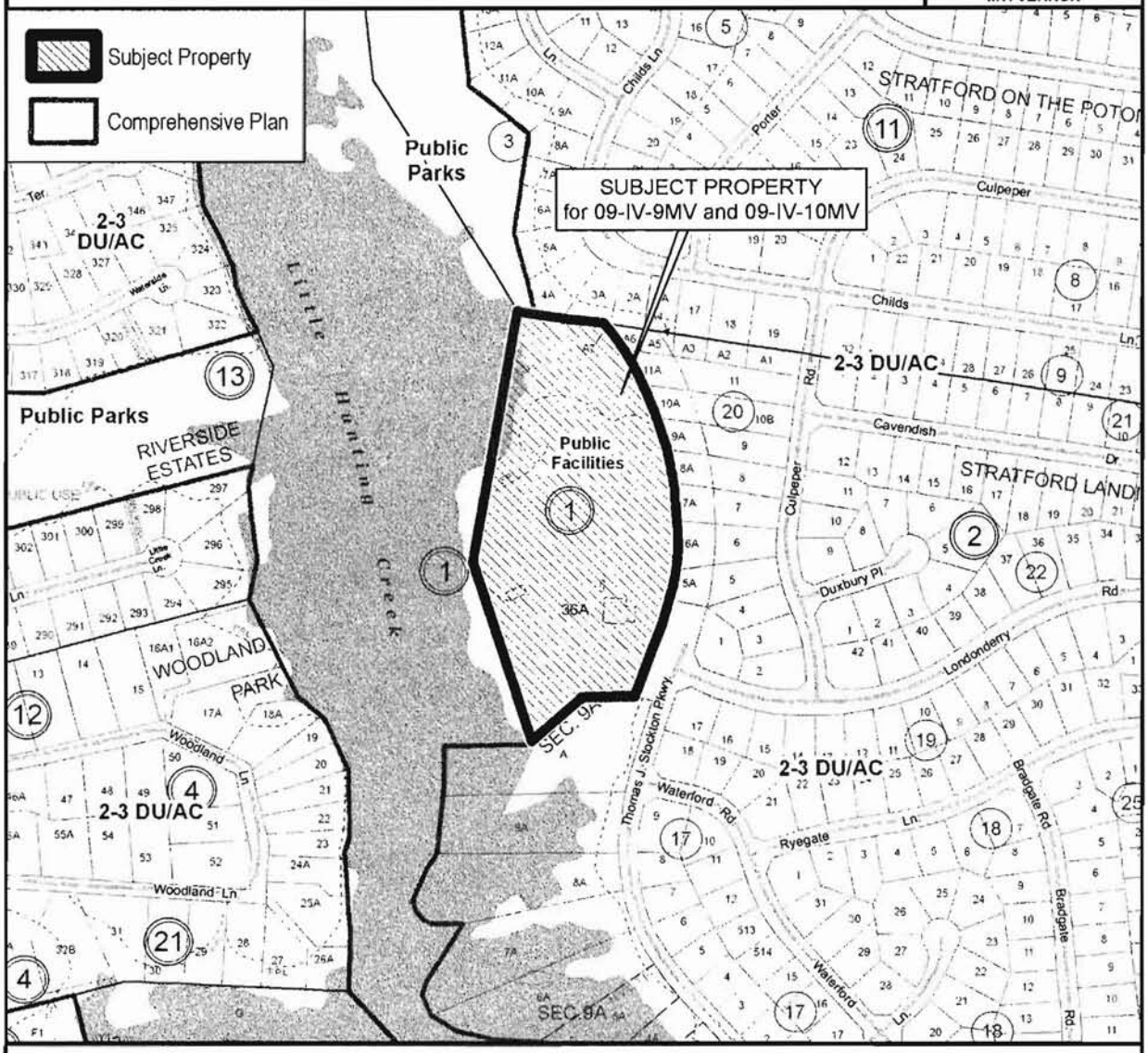
SUMMARY OF STAFF RECOMMENDATION:
___ Approve Nomination As Submitted
_X_ Approve Staff Alternative
___ Retain Adopted Plan

Staff recommends an alternative that includes both nominators' suggestions for updating the current Plan text to reflect that the public facilities use of the site is now a sewage pumping station. As suggested by nomination 9MV, staff also supports deleting text that surplus property should be used for residential use. Staff does not support the language recommending unused portions for open space because the pumping station use may need to be expanded to accommodate future population growth, and the site has never been planned for any other use than public facilities. For the same reason, staff also does not support granting public access through the site to the shoreline of Little Hunting Creek or to acquisition of the land by the Northern Virginia Conservation Trust.

Regarding 10MV, staff does not support the proposed language regarding maintaining on-site security, because this not a land use issue and outside the scope of the Comprehensive Plan. The proposed text to require approval of the Stratford Landing community of any future decisions relating to zoning, residential use, consolidation and public access to the site is also inappropriate. The Staff alternative text is shown in the Recommendation section.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR #
09-IV-9MV & 09-IV-10MV
MT. VERNON



Subject Property Current Plan: 09-IV-9MV and 09-IV-10MV - Former Little Hunting Creek Treatment Plant, community-serving public facilities, if declared surplus for public use, residential at 2-3 du/acre is appropriate. Future development should not encroach into 100-year floodplain.

Nominated Plan Change:
09-IV-9MV – Former Little Hunting Creek Treatment Plant was converted to a Pumping Station which is still in operation. Community-serving public facilities. Portions not in use as Pumping Station should be preserved as open space. Option to consolidate with Parcel 102-3((2)) A.
09-IV-10MV - Site of Little Hunting Creek Pumping Station, community-serving public facilities, if declared surplus for public use, residential use 2-3 du/ac is appropriate, future development should not encroach into 100-year floodplain. Security of the site should be maintained for the protection of the Pumping Station facility and the surrounding community. Changes in zoning designation, decisions regarding consolidation with adjacent lands and/or issues of Stratford Landing community access or public access require approval by a consensus of the surrounding Stratford Landing community.

Staff Recommendation: 09-IV-9MV – Approve staff alternative. 09-IV-10MV – Approve staff alternative.

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO APRIL 2010

CONTEXT

General Location:

The nomination concerns property in the MV6 Fort Hunt Community Planning Sector of the Mount Vernon Planning District. The subject property is generally located west of Culpepper Road, east of Little Hunting Creek and south of Childs Lane.

Existing and Planned Land Use and Zoning:

Subject Property: The subject area contains the Little Hunting Creek sewage pumping station facility, and vacant land on one parcel. The subject area is planned for public facilities. The subject property is zoned R-3.

Adjacent Area:
North: Vacant land within the boundaries of Little Hunting Creek Park planned for public parks and single-family detached homes in the Stratford on the Potomac subdivision, planned for residential use at a density of 2-3 du/ac and zoned R-3.
East: Single-family detached homes in the Stratford Landing subdivision planned for residential use at 2-3 du/ac and zoned R-3.
South: Vacant land on Parcel 102-3 ((2)) A owned by the Northern Virginia Conservation Trust and planned for residential use at 2-3 du/ac and zoned R-3.
West: Little Hunting Creek.

ADOPTED COMPREHENSIVE PLAN TEXT

The Mount Vernon Planning District Overview and the MV6 Fort Hunt Community Planning Sector contain the following recommendations for the nominated area:

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, amended through 3-9-2010, Overview, Public Facilities, page 18:

"Public Facilities

4. When the operation of the Little Hunting Creek Treatment Plant located near Thomas J. Stockton Parkway in Sector MV6 is discontinued, the property is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses. However, should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain."

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, MV6 Fort Hunt Community Planning Sector, Public Facilities, amended through 3-9-2010, page 153:

"Public Facilities

1. The site of the Little Hunting Creek Treatment Plant is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses. Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain."

NOMINATED PLAN AMENDMENT

Nomination **09-IV-9MV** proposes to modify the Plan text found in the Mount Vernon Planning District Overview, Public Facilities section and the MV6 Fort Hunt Community Planning Sector, Public Facilities section. Text to be added is shown as underlined, text to be deleted is shown as ~~strikethrough~~.

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, amended through 3-9-2010, Overview, Public Facilities, page 18:

MODIFY: "Public Facilities

4. ~~When the operation of t~~The former Little Hunting Creek Treatment Plant located ~~near~~ on Thomas J. Stockton Parkway in Sector MV6 ~~is discontinued,~~ was converted to a pumping station, still in operation. ~~the~~ The property is planned for community-serving public facilities that will be compatible with this use, with the surrounding existing ~~and proposed~~ residential uses, and with its sensitive environmental character. ~~However, should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.~~ Portions not in use by DPWES should be preserved as opens space. Consideration should be given to consolidating portions of this 9.6 acre parcel with the adjacent 1.8 acre parcel 102-3 ((2)) A owned by the Northern Virginia Conservation Trust, which is almost entirely freshwater tidal wetlands."

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, MV6 Fort Hunt Community Planning Sector, Public Facilities, amended through 3-9-2010, page 153:

MODIFY: "Public Facilities

1. The site of the former Little Hunting Creek Treatment Plant is planned for community-serving public facilities that will be compatible with the surrounding existing ~~and proposed~~ residential uses. ~~Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.~~ Portions not in use by DPWES should be preserved as opens space. Consideration should be given to consolidating portions of this 9.6 acre parcel with the adjacent 1.8 acre parcel 102-3 ((2)) A owned by the Northern Virginia Conservation Trust, which is almost entirely freshwater tidal wetlands."

Nomination **09-IV-10MV** proposes to modify the Plan text found in the Mount Vernon Planning District Overview, Public Facilities section and the MV6 Fort Hunt Community Planning Sector, Public Facilities section. Text to be added is shown as underlined, text to be deleted is shown as ~~strikethrough~~.

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, amended through 3-9-2010, Overview, Public Facilities, page 18:

MODIFY: "Public Facilities

4. When the operation of the Little Hunting Creek ~~Treatment Plant~~ Pumping Station located near Thomas J. Stockton Parkway in Sector MV6 is discontinued, the property is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses. Security of the site should be maintained for the protection and safety of the Pumping Station facility and the surrounding community. However, should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain. Changes in zoning designation, decisions regarding consolidation with adjacent lands and/or issues of Stratford Landing community access or public access, or decisions concerning proposed establishment of residential use require approval by a consensus of the surrounding Stratford Landing community."

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, MV6 Fort Hunt Community Planning Sector, Public Facilities, amended through 3-9-2010, page 153:

MODIFY:

"Public Facilities

1. The site of the Little Hunting Creek ~~Treatment Plant~~ Pumping Station is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses. Security of the site should be maintained for the protection and safety of the Pumping Station facility and the surrounding community. Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain. Changes in zoning designation, decisions regarding consolidation with adjacent lands and/or issues of Stratford Landing community access or public access, or decisions concerning proposed establishment of residential use require approval by a consensus of the surrounding Stratford Landing community."

ANALYSIS

Land Use

9MV

The nomination proposes to maintain the current Plan recommendation for community-serving public facilities while updating the text to reflect the subject property's current use as a sewage pumping station and deleting text that refers to the former treatment plant use. The nomination also proposes to preserve portions of the site as open space that are not being used by Department of Public Works and Environmental Services for the sewage pumping operations, and that consideration should be given to consolidation with parcel 102-3 ((2)) A that abuts the subject area on the south and is owned by the Northern Virginia Conservation Trust. The nomination also proposes to delete the text for residential use at 2-3 du/ac should the subject area be declared surplus for public use by the County.

Staff concurs with the nominator's suggestions to update the public facilities description of the site as a sewage pumping station and to remove text referring to development of the site for residential use at 2-3 du/ac should the site be declared surplus for public facilities. Staff does not support the nominator's proposals to preserve portions of the site that are not being used by

DPWES as open space because the subject property is home to the third largest sewage pumping station in Fairfax County, and according to DPWES, there are no practical alternatives for adding future capacity that may be needed to this facility to accommodate future population growth in this part of the County. For this same reason, staff believes that the current Plan text regarding future residential use of the property should be deleted.

Finally, staff does not support the nominator's proposal to consolidate the subject property with the parcel that abuts the subject property to the south and owned by the Northern Virginia Conservation Trust. In the interest of preserving the site for future use as a sewage pumping station and to allow for any additional capacity that may be needed, it would be inappropriate to consolidate the subject property with any other abutting properties not planned for public facilities use.

10MV

Nomination 10MV is similar to nomination 9MV in that it recommends that the current Plan text be updated to reflect the current public facilities use of the subject property as a sewage pumping station. Nomination 10MV differs from nomination 9MV as it proposes to add new text to the Plan that recommends that the security of the site should be maintained for the protection and safety of the pumping station, and that any proposed changes in the zoning for the property, any decisions regarding possible consolidation of the site with other properties and/ or public access to the site and any proposed future residential use of the property be subject to the approval by a consensus of the surrounding Stratford Landing community.

As with nomination 9MV, staff concurs with the nominator's suggestion to delete outdated text referring to the subject property as a former treatment plant, and to insert new text that recognizes the site's current public facilities use as a sewage pumping station. Staff also concurs with the nominator's concerns about providing public access to the shoreline of Little Hunting Creek through the subject property. The site has been planned for public facilities use as long as the former treatment plant and current pumping station facilities have been located there. Staff does not support adding new text regarding the maintenance of the security of the site; staff feels that this language is not necessary and is not within the scope of the Comprehensive Plan, which concerns land use policy and not policies regarding the security of County-owned facilities. Finally, staff does not support the nominator's recommendation that any future decisions regarding proposed zoning changes, residential development, consolidation and public access be subject to the approval of the surrounding Stratford Landing community. Adding this language to the Plan would imply that the Board of Supervisors is ceding its legal authority to make decisions to a body that is not the duly elected governing body of Fairfax County, and/ or is not appointed by the duly elected governing body of the County, and thus would exceed the County's police powers granted by the State of Virginia.

Environment

A sizable Resource Protection Area covers approximately fifty percent of the site. This area should be protected and restored as needed.

RECOMMENDATION

Staff recommends an alternative that includes the nominators' suggestions for updating the current Plan text to reflect that the public facilities use of the site is now a sewage pumping station, and that the recommendation for residential use at 2-3 du/ac should be deleted. Staff believes that preserving portions of the site as open space and granting public access to the site is not appropriate because the security and integrity of the pumping station facility might be compromised. Staff believes that the site should be retained for any future capacity expansions to the pumping station facilities that may be necessary to accommodate future growth in this part of the County.

Therefore, staff recommends the following alternative, text to be added is shown as underlined, text to be deleted is shown as ~~strikethrough~~:

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, amended through 3-9-2010, Overview, Public Facilities, page 18:

MODIFY: "Public Facilities

4. When the operation of the Little Hunting Creek ~~Treatment Plant~~ sewage pumping station located near Thomas J. Stockton Parkway in Sector MV6 is discontinued, the property is planned for community-serving public facilities that will be compatible with the surrounding existing ~~and proposed~~ residential uses. The site is planned for public facilities use in the long term to accommodate future sewer service demands. ~~However, should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.~~"

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, MV6 Fort Hunt Community Planning Sector, Public Facilities, amended through 3-9-2010, page 153:

MODIFY: "Public Facilities

1. The site of the Little Hunting Creek sewage pumping station ~~Treatment Plant~~ is planned for community-serving public facilities that will be compatible with the surrounding existing ~~and proposed~~ residential uses. The site is planned for public facilities use in the long term to accommodate future sewer service demands. ~~Should the property be declared surplus for public use, residential use~~

~~at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.~~"

NOTE: The Comprehensive Plan Map would not change.

Little Hunting Creek P... citation

APR# 09-IV-9MV

APR
Area Plans Review

2009-2010 SOUTH 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: Patrick Rea Daytime Phone: 703-385-3322

Address: 9302 Lee Hwy, Fairfax

Nominator E-mail Address: prea1@cox.net

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

THIS BOX FOR STAFF USE ONLY
Date Received: 9/15/09
Date Accepted: 9-29-09 COR
Planning District: MV
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.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐Braddock ☐Lee ☐Mason ☒Mount Vernon ☐Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 9.6 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: The parcel is planned for community-serving public facilities when operation of the Little Hunting Creek Treatment Plant is discontinued. If declared surplus, the Plan states that residential use at 2-3 dwellings per acre is appropriate.

b. CURRENT PLAN MAP RECOMMENDATION: Public facilities.

c. CURRENT ZONING DESIGNATION: R-3

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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). Update and expand text to reflect conversion to pumping station and delete references to future development and density. 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?) Open space maintained in a natural state.

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%**	

**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 (Circle 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)			

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 August 3, 2009 and September 16, 2009 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
102-3((01))0036A	8600 Thomas J Stockton PW	Fairfax Co Board of Supervisors	12000 Govt Center Pkwy, Fairfax	9.6	7009 0080 0002 2475 7212

NOMINATION. Preserve open space in Little Hunting Creek Treatment Plant site (p. 18)

ATTACHMENT A. Revise language to acknowledge the conversion of the facility from a sewage treatment plant to a pumping station and its continuing use for that purpose. Delete references to future development and density.

Current language and proposed changes are indicated in redline and markup, below:

~~When the operation of t~~The former Little Hunting Creek Treatment Plant located ~~near~~ on Thomas J. Stockton Parkway in Sector MV6 ~~is discontinued~~was converted to a Pumping Station, still in operation. ~~, the~~The property is planned for community-serving public facilities that will be compatible with this use, with the surrounding existing ~~and proposed~~ residential uses, and with its sensitive environmental character. ~~However, should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.~~ Portions not in use by DPWES should be preserved as open space. Consideration should be given to consolidating portions of this 9.6 acre parcel with the adjacent 1.8 acre parcel 102-3((02))A owned by the Northern Virginia Conservation Trust, which is almost entirely freshwater tidal wetlands.

Childs
Rd.
Cavendis
Culpeper
Dunbury Pl.
Ryegate
Waterford Rd.
Rt 2092
Thomas J Stockton Pw.
LITTLE HUNTING CREEK
SEWAGE TREATMENT
PLANT
EPA
FHL

ATTACHMENT B. Justification

The current Plan should be updated to acknowledge the conversion decades ago of the sewage treatment plan to a pumping station and the continuing use of the site for that purpose. The property is located on the eastern shore of Little Hunting Creek and a substantial portion of it is in the Resource Protection Area (see map); it also includes freshwater tidal wetlands. These features support preserving the portions of the parcel not in use by Fairfax County DPWES in a natural state as open space. Stewardship by an environmentally-oriented group would be desirable, since native plants are being supplanted by invasive exotic Bradford pear trees.

Klibaner, Aaron K.

From: Klibaner, Aaron K.
Sent: Friday, October 02, 2009 9:25 AM
To: 'prea1@cox.net'
Subject: South County APR nomination - Little Hunting Creek Treatment Plant

Dear Mr. Rea:

This message is to notify you that there is a deficiency on the nomination form for this nomination (Little Hunting Creek Treatment Plant) that will have to be corrected within ten (10) working days of the date of this message. The nature of the deficiency is as follows:

In Part 4 of the nomination form nominators are required to submit the **current Comprehensive Plan text** for the property or properties nominated. The attached sheet that says Attachment A. - Revise language to acknowledge.....is not correct, this paragraph appears to be the "proposed" text. Please submit a new sheet that includes the current Comprehensive Plan text for this nomination.

Again, I will need this information within ten (10) working days, or by 4:30 PM on Wednesday, October 16, 2009. If you have any questions please feel free to contact me.

Thank you,

Aaron Klibaner, AICP
Planner II
Planning Division
Fairfax County Department of Planning & Zoning
703-324-1232 phone
703-324-3056 fax
Aaron.Klibaner@fairfaxcounty.gov

CURRENT PLAN LANGUAGE FOR LITTLE HUNTING CREEK

Public Facilities

Existing public facilities located in the Mount Vernon Planning District and those for which a future need has already been identified are included in Figure 6. Major expansions of existing facilities (with the exception of Federal or State facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the County Planning Commission through provisions outlined in Section 15.2-2232 of the Code of Virginia. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan.

A number of public facilities have been identified as future needs in this planning district. These projects are included for informational purposes and in most cases will require a 2232 Review public hearing before the Planning Commission prior to being established. Those facilities for which a specific location for future construction has been identified are also listed in the sector plans and are considered a feature of the Comprehensive Plan upon review by the Planning Director and concurrence by the Planning Commission. If such feature shown determination is made, these projects will not require a future 2232 Review public hearing. The following public facilities are identified as future needs in the Mount Vernon Planning District:

4. When the operation of the Little Hunting Creek Treatment Plant located near Thomas J. Stockton Parkway in Sector MV6 is discontinued, the property is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses. However, should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.

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APR
Area Plans Review

2009-2010 SOUTH COUNTY AREA PLANS

APR# 09-IV-10MV

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.

THIS BOX FOR STAFF USE ONLY
Date Received: 9/17/09 Mailed
Date Accepted: 9-23-09 cak
Planning District: MV
Special Area:

PART 1. NOMINATOR/AGENT INFORMATION

Name: H. Jay Spiegel Daytime Phone: 703-619-0101

Address: P.O. Box 11
Mount Vernon, VA 22121

Nominator E-mail Address: jayspiegel@aol.com

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

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(s): ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 9.5962 acres 418,010 approx. 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: See Attachment A, Area IV MV-6 Fort Hunt Community Planning Sector, page 153

b. CURRENT PLAN MAP RECOMMENDATION: Public Facilities

c. CURRENT ZONING DESIGNATION: R-3

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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). Update Text to Reflect Conversion to Pumping Station and State Adjacent Community Preference - See Attachment B

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?) Maintain Status Quo and Preserve County Option for Future Development and Possibility of Neighborhood Park

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%**	

**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 (Circle 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)			

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.

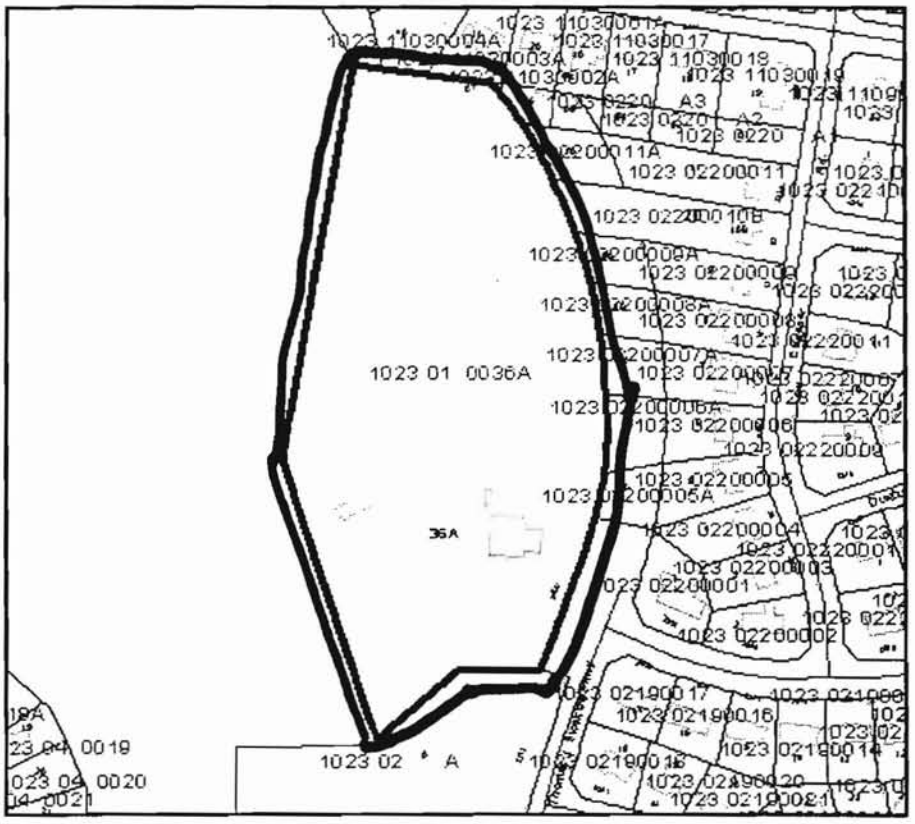
See Attachment C

All completed nomination forms must be submitted between August 3, 2009 and September 16, 2009 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

MAP #: 1023 01 0036A
BOARD OF SUPERVISORS FAIRFAX COUNTY

8600 THOMAS J STOCKTON PW



Aerial Imagery © 2007 Commonwealth of Virginia

Source: Fairfax County Department
of Tax Administration, Real Estate Division.

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
102-3-((01))-	8600 Thomas J.	Fairfax County Board of	12000 Government Center Pkwy.	9.6	7007 0710 0001 2956 4164
0036A	Stockton Parkway	Supervisors	Suite 533		
			Fairfax, VA 22035		

Development of governmental center/fire station use, mental health facilities and hospital facilities with related ancillary uses, including medical offices, may be appropriate if the impacts on the surrounding community are mitigated. Development is planned with an FAR up to .35 if the following conditions are met;

- Limit the height of buildings on the periphery of the site to minimize visual impacts on the community.
- Provide for substantial, usable open space. The entire complex should be visually screened by evergreen landscaping from the residentially planned and developed land fronting on Holland Road. However, landscaping along Holland Road should not be designed or located in a manner that interferes with the safe operation of the existing helistop.

Transportation

Transportation recommendations for this sector are shown on Figure 57. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

Heritage Resources

The older and more dispersed neighborhoods and open spaces in this sector may contain significant heritage resources. In particular, the Gum Springs Conservation Area could contain early 19th century archaeological resources representing Free Blacks. Such resources are of the highest level of significance for locating and preserving. Several historic sites, some privately owned, have already been identified and should be protected.

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.

Public Facilities

1. The site of the Little Hunting Creek Treatment Plant is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses. Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain.

2. Expand the Mount Vernon Mental Health Center located on Holland Road in Sector MV6 to meet current and future needs.

3. Renovate and expand the Mount Vernon Police District Station and Governmental Center.

ATTACHMENT B - Proposed Amendments to Comprehensive Plan Language

The site of the Little Hunting Creek ~~Treatment Plant~~ Pumping Station is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses. Security of the site should be maintained for the protection and safety of the Pumping Station facility and the surrounding community. Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain. Changes in zoning designation, decisions regarding consolidation with adjacent lands and/or issues of Stratford Landing community access or public access require approval by a consensus of the surrounding Stratford Landing community.

ATTACHMENT C - JUSTIFICATION

Decades ago, the site was converted from a sewage treatment plant to a sewage pumping station. The proposed amendment to the Comprehensive Plan reflects this change.

The site has been the source of extreme controversy in the Stratford Landing community for over 10 years. At least two proposals to permit public access to the adjacent Little Hunting Creek through the pumping station land were rejected by the community. In a Risk Management Assessment dated November 8, 2005, and authored by Leonard Clark of the Risk Management Division of Fairfax County Government, Mr. Clark stated that given the fact that the facility contains machinery which is both dangerous and expensive, the facility must remain fenced and gated for the health and safety of the community. He also explained that there is no safe access to the waters of Little Hunting Creek from the grounds of the facility. See Attachment 1, the Risk Management Assessment. As such, the proposed amendment to the Comprehensive Plan reflects the importance of maintenance of security of the site for the protection and safety of the site and the surrounding community.

The site is an integral part of the infrastructure of Fairfax County and will be used as a pumping station into the foreseeable future. The lands surrounding the buildings and equipment located on the site provide a safety, sound and smell buffer with respect to the surrounding community. A chainlink fence topped with barbed wire, necessary to ensure safety and security, completely encircles the site and precludes consolidation with adjacent lands in any meaningful way, since such consolidation, particularly with the lands of a property owner who is not the Board of Supervisors could conceivably affect the existence and maintenance of the security fence. County records indicate a tax assessment for the Pumping Station property of $5,865,890 including $2,130,000 for the land. Transforming the zoning designation from its current R-2-3 to an "open space" designation as contemplated in a concurrently filed nomination of the MVCCA, would eviscerate the land value of the Pumping Station property and would preclude the County from potentially deriving revenue from sale of a portion of the 9.6 acres the Board of Supervisors might determine is not essential to satisfy buffer requirements. Supervisor Gerald Hyland is on record as stating that no changes in the character and use of the lands of the site surrounding the buildings and equipment will be approved in the absence of a consensus of the surrounding community. The proposed amendment includes language reflecting these issues.

The surrounding Stratford Landing community has expressed an interest in creation of a limited access park on the Pumping Station lands. Any such access would be required to be available to the general public given County ownership of the site. A 2004 referendum of the Stratford Landing Citizens' Association made clear that the community would be opposed to a park accessible to the general public. One possible way a park could be created with access limited to residents of the adjacent Stratford Landing community would be for the County to sell a portion of the site, not necessary for the protection and safety of the pumping station operation, located out of the floodplain and providing sufficient buildable area, to a developer under the condition that a portion of the land so conveyed would be required to be developed for limited neighborhood access to Little Hunting Creek. Under such a scenario, the County would receive full value for the property conveyed and the new private owner/developer would be required to create the contractually mandated access to the Stratford Landing community. In order to preserve this viable option, the pumping station site must have its zoning designation maintained as R-2-3.

ATTACHMENT 1

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

November 8, 2005

TO: Tom McFadden
Department of Public Works and Environmental Services
Wastewater Collection Division

FROM: Leonard Clark
Risk Management Division

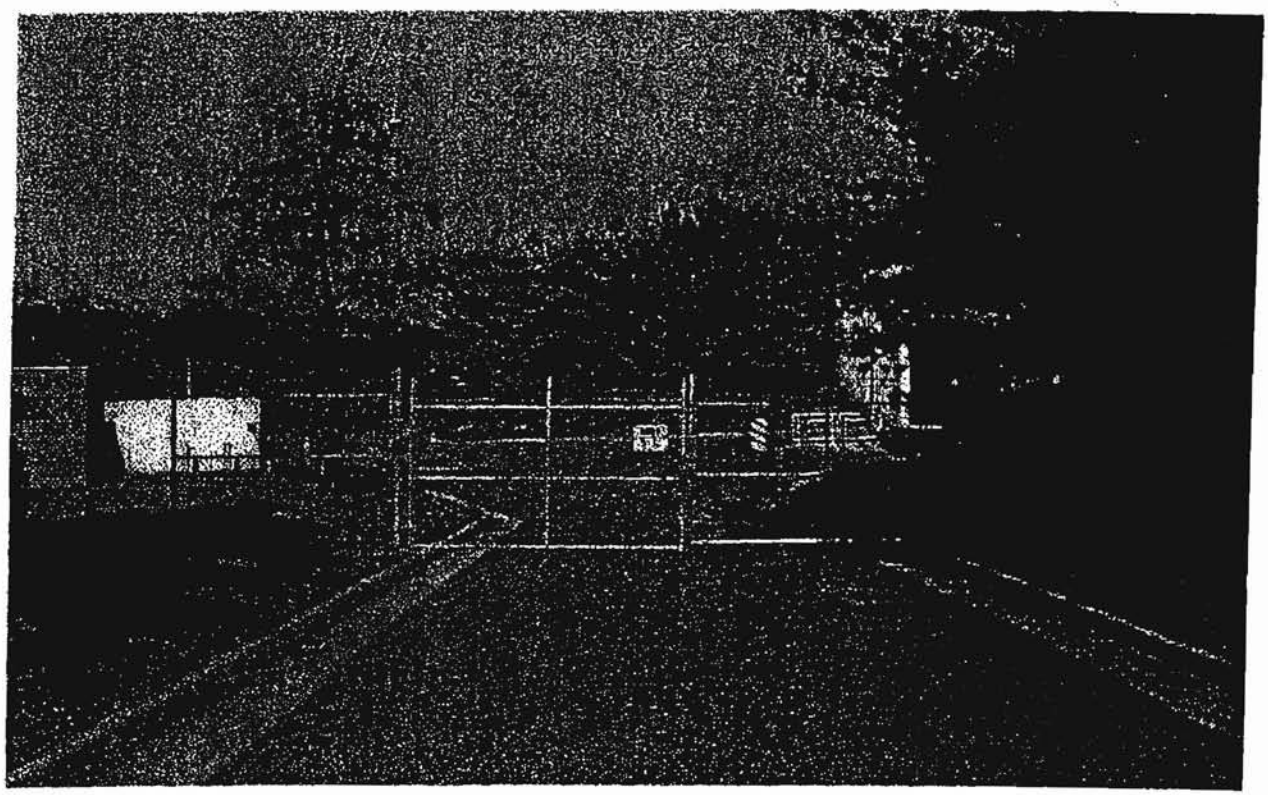
REFERENCE: Public Access to Little Hunting Creek Pumping Station Facility

We have completed our review of the request to open the Little Hunting Creek Pumping Station to allow public access to Little Hunting Creek. During this review we have consulted with the Office of the County Attorney, Department of Zoning and the Park Authority.

Introduction

This review was initiated by a letter to the President of the Stratford Landing Civic Association from a number of Stratford Landing residents requesting access to Little Hunting Creek through the pumping station grounds. What is being asked for is a simple path to the water with "no recreational facilities, lights or picnic tables, no boat launch or dock."

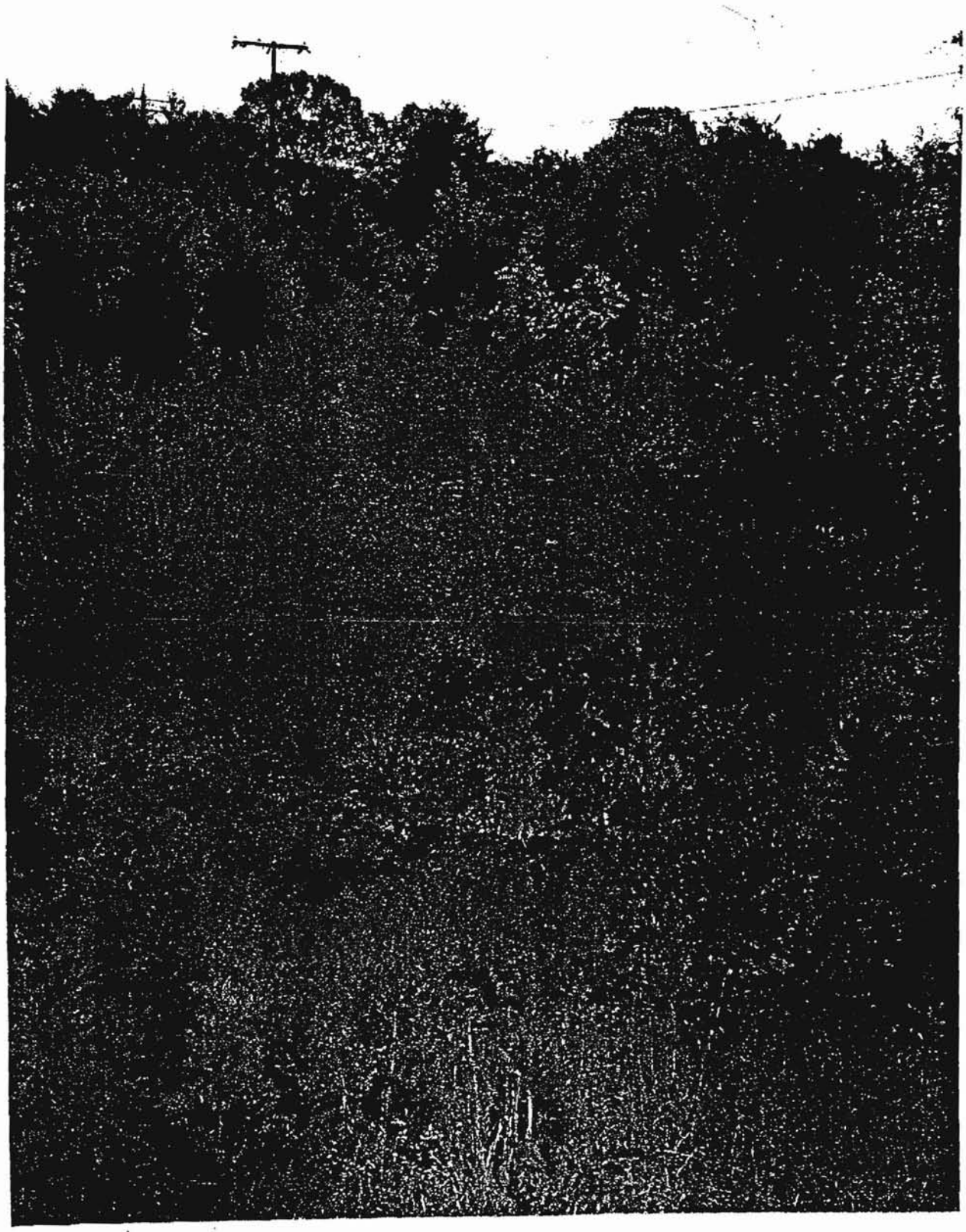
The pumping station is an unmanned facility fully fenced and gated. It remains locked at all times with access restricted to authorized personnel only. The facility contains machinery which is both dangerous and expensive. They constitute both a liability for the County and a hazard for anyone who is not either trained or supervised by a trained technician. As such, the facility must remain fenced and gated for the health and safety of the community.

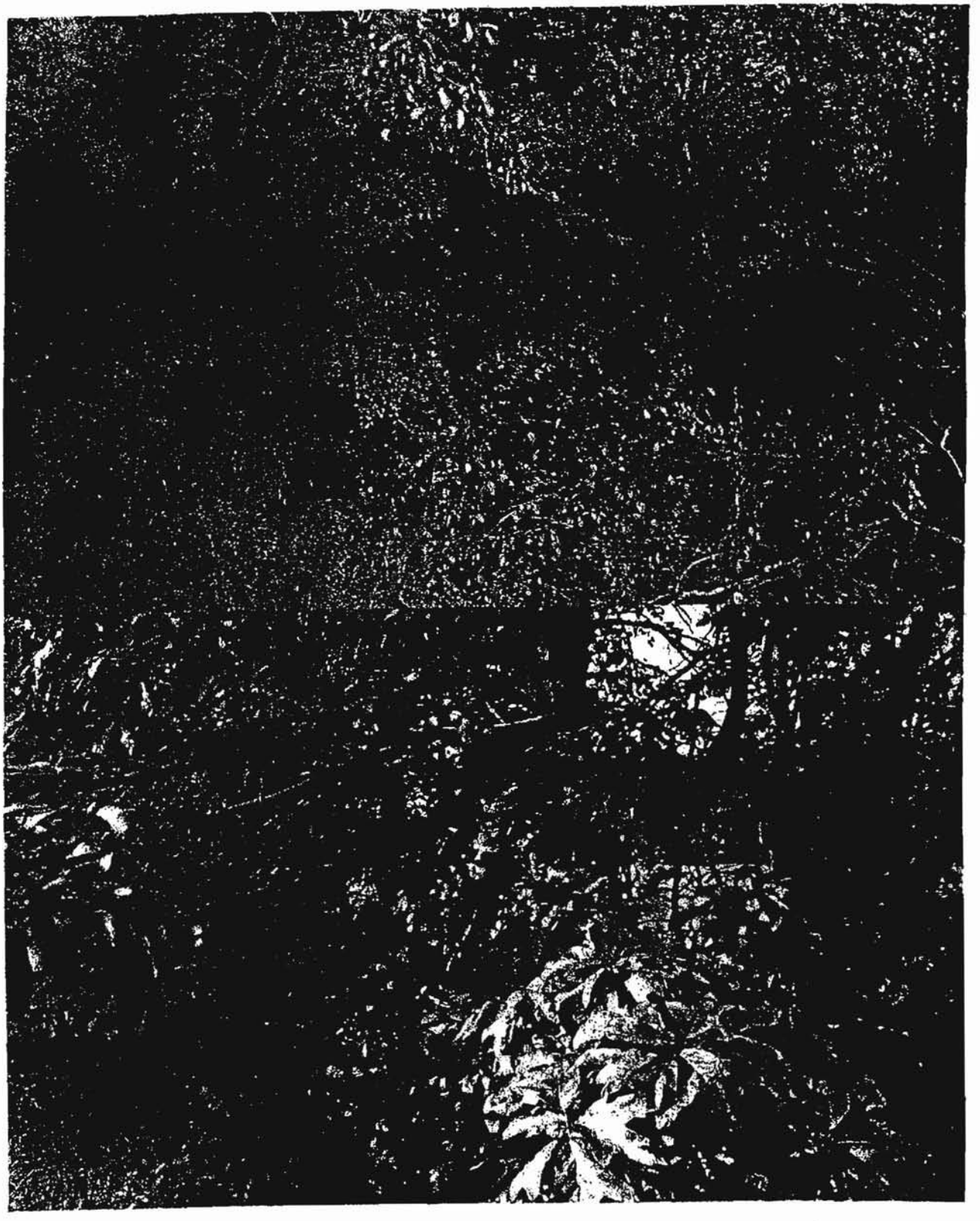


Issues

- Despite the fencing, it is known that the grounds are regularly trespassed upon and used for parties. Most likely by teens and young adults. Based on litter found on the grounds, alcohol is being consumed. The police have been called to assist in preventing this from happening on multiple occasions but it would require night security to prevent it.
- The center of the grounds has a considerable juniper growth. Many of these small trees have been cut down in order to be burned by trespassers. In addition, there is a thick undergrowth of dead grass up to a foot thick hiding dead branches and bracken. The sharp stumps of the cut junipers are often completely hidden by the grass and constitute a severe hazard to anyone walking through the grass. The area would need to be completely cleared before any use could be considered.

- In order to ensure that access was not granted to the station buildings or the rest of the grounds, a fence would need to be built from the main gate to the water, restricting public access to the pathway. The fence would need to be high enough to prevent anyone from climbing over.
- There is no safe access to the water from the grounds. There is a mud embankment at least three feet above the water at the point where the fencing would end. Once a citizen climbed down the embankment they would have to wade out into very shallow water with a soft mud bottom. There is a high potential for injury if the location would be used for boat launching. It would be necessary to cut away the embankment and create a ramp to allow water access and probably build a small dock in order to get to water deep enough to safely launch a
boat.





Liability Concerns

- Although the signatories of the letter are looking for very limited access, we can not open the area to just a few people. If we are going to allow public access, then it must be accessible to the entire public. At that point, everyone who enters the property will be considered invitees with all of the liability concerns associated with that. We will have a high degree of responsibility to ensure that the grounds are safe, well maintained and prepared for the intended purpose.
- As this would be an unmanned facility, we will need to put up appropriate signage instructing customers that:
    - Lifejackets must be used at all times
    - Not to overload boats
    - Whether fires are permitted
    - Opening and closing times
- The letter specifically talks about children using the facility. This is of particular concern for us. A child coming into the facility unescorted will find themselves inside a fenced area with only one exit. Aside from the potential hazard of the water, this would be an isolated spot from which a child could not easily escape if assaulted.
- The facility would need to be locked during night hours. A County employee would need to arrive in the morning to open the facility and in the evening to close it. Signs would need to state the clearly. However, there is a definite possibility that someone would be locked in at night as there would be no way to know if someone were still on the water when the gates were closed.
- Although proper training and equipment would be a requirement for use, there would be no one at the facility to enforce this. There would be a potential for injury or death due to the failure to use life jackets or to overload boats. Even with signage, this does create a liability hazard for the County.
- Since we must open the facility to the entire citizenry we must take into consideration ADA requirements. Appropriate parking would have to be created with the correct signage.
- The facility would have to be inspected on a regular basis to ensure:
    - The facility is not being used for dumping
    - The condition of the facility has not deteriorated
    - Trash has been picked up and any containers emptied
- Since there is already an issue with trespassers and we are creating easy access to the facility from the water, we can expect this problem to become even more pronounced. We would need to request added police presence in the form of drive-bys. This may not be sufficient since the area next to the water is about 100 yards from the gate.

Zoning

This property is zoned as an R3. There are no zoning issues so long as all that is involved is a simple path to the water without a boat launching ramp, dock, picnic tables, etc. However, as indicated above, some sort of facility will have to be constructed. This will require a category five special exception. An application would need to be filed and we would have to go before the Board of Supervisors.

Conclusion

We can not create the sort of access being requested in the letter. Once we allow any access we become responsible to ensure that the access is safe, well-maintained and controlled. It must be open to the entire public. Since it would be an unmanned facility, we could not control the usage to ensure there was adequate training and equipment by the customers or that children were properly supervised. We can mitigate this somewhat through the use of appropriate signage, but we will be creating a liability issue for the County which could only be controlled by manning the facility.

The cost of converting the grounds to access the water and to improve the approach to the water to make it reasonably safe would need to be estimated. It would be strongly recommended this be done with the involvement of the Park Authority as they have experience in operating this type of facility.

Opening the facility will have some impact upon the area residents. A review of the Stratford Landing Citizens' Association web site demonstrates that that group is opposed to such a facility. We would suggest any plans be discussed with the residents and the association prior to beginning. The following is a statement from the president of the Stratford Landing Citizens' Association in their September 2005 newsletter:

http://www.littlehuntingcreek.org/strtford/newsltr/9-05nwsltr.htm

"Petitions have been circulated within the neighborhood calling for a special meeting for the SLCA to adopt a resolution which would urge the County to "establish a path (with no lighting, dock, boat launch, parking or picnic facilities) to allow us to access Little Hunting Creek from the pumping station property for the purpose of canoeing, kayaking and enjoyment of the creek". As most of you are well aware, last year we conducted a referendum on the question of whether "part of the site of the current Sewage Pumping Station at the foot of Londonderry Road be opened to the public for passive recreation use, including picnicking, fishing and boating. No off street parking would be provided. The park area would be closed after dark." That proposal was rejected by a vote of 104 opposed to 39 in favor.

In my view, the two proposals call for substantially the same thing, and have, therefore, already been decisively rejected by the community. To call a special meeting would require those who rejected this proposal already to turn out and defend their position again for no substantial reason. The two proposals are substantially the same, and there has been no change in the County's plans

for the property: the Pumping Station and its supporting facilities will continue to be in use for the indefinite future.

Further, the petitions included a significant number of signatures that were illegible, multiple signatures from the same household (our members are households, therefore only one signature per household is acceptable), signatures from households who are not members in good standing of the Association, and signatures from minor children. It is not possible to tell without a major effort to verify signatures whether or not there are enough valid signatures to meet the requirements specified in the bylaws: 10% of the members in good standing.

I have been accused of being in dereliction of my duties to call a special meeting by the sponsors of these petitions. If I had decided to call one, I would be in dereliction of my duties to support a majority vote of the members of this Association who have already voted on the issue. Actually, authority to call a special meeting is delegated to the Executive Committee, not the President, and the Executive Committee has not had this issue presented to it, since it is in recess until September 13. I strongly support your right to make your wishes known to the leadership of your Citizens Association. I introduced the procedures for taking referenda that are now written into our bylaws. I have taken at least one referendum or poll on a significant issue every year that I have been President, and I have felt that the results were binding on me and the Association. I want to know what positions you want me to take on the issues, not to tell you what position I am going to take. Not all of the members of your Executive Committee feel that way, but I do. These petitions do not convince me of anything I did not already know: that a significant number of you would like very much to have public access to the creek. But that is not what it is about. What it is about is the core of democracy: the majority rules."

Klibaner, Aaron K.

From: Remer, Christopher B.
Sent: Tuesday, October 13, 2009 12:54 PM
To: Klibaner, Aaron K.
Subject: FW: APR Nomination No. PC 2009-063-MV (Little Hunting Creek Pumping Facility)
Attachments: jay.pumping.station.attachC.revised.10.7.09.pdf; jay.pumping.station.attachC.with.strike.thru.pdf; jay.pumping.station.ATTACHMENT.B.changes.in.bold.pdf; jay.pumping.station.ATTACHMENT.B.revised.10.7.09.pdf

Aaron,

FYI

From: Lippa, Barbara J.
Sent: Tuesday, October 13, 2009 12:40 PM
To: Ransom, Sara Robin; Remer, Christopher B.
Subject: FW: APR Nomination No. PC 2009-063-MV (Little Hunting Creek Pumping Facility)

FYI

Barbara J. Lippa, Executive Director
Fairfax County Planning Commission
703-324-2869
barbara.lippa@fairfaxcounty.gov

From: Jayspiegel@aol.com [mailto:Jayspiegel@aol.com]
Sent: Wednesday, October 07, 2009 1:14 PM
To: Lippa, Barbara J.
Subject: APR Nomination No. PC 2009-063-MV (Little Hunting Creek Pumping Facility)

Dear Ms. Lippa:

I am writing concerning the nomination referenced above to request that the Planning Commission accept minor amendments to Attachments B and C as originally filed. The proposed amendments do not materially change the scope and intent of the nomination as filed and merely clarify that which was clearly intended.

In Attachment B, the proposed amendments to the Comprehensive Plan language, I have proposed to add the following phrase: ",or decisions concerning proposed establishment of residential use." I have attached two versions of Attachment B as I propose to amend it, one showing the proposed change in bold and underlined, and the other showing Attachment B as it should appear without bolding to be substituted for the Attachment B in the application as originally filed.

Concerning Attachment C, the justification for the proposed amendments, I have proposed amending in the third paragraph to correct an inadvertent error. In particular, I had described an "open space" designation as a zoning designation. As you know, "open space" is not a zoning designation but instead is a "land use" designation. This proposed change is self-explanatory and I have attached two versions of the revised Attachment C, one of which shows the proposed change using strike-through and underlining, and the other of which shows Attachment C as it would be substituted for the originally filed Attachment C.

Concerning the proposed amendment to Attachment B, the proposed amendment clearly falls within the scope of the originally filed justification. In the third paragraph of the justification, the following is stated:

> "Supervisor Gerald Hyland is on record as stating that no changes in the character and use of the lands of the site surrounding the buildings and equipment will be approved in the absence of a consensus of the surrounding community. The proposed amendment includes language reflecting these issues."

Clearly, the possibility of development of a portion of the Pumping Station land at the current zoning designation would constitute a "change in the character and use of the lands ...". Thus, the proposed amendment to Attachment B is clearly within the scope of the justification that was originally presented.

If you have any questions, please feel free to telephone me locally at (703) 619-0101. Thanks, in advance, for your consideration.

Very truly yours,

H. Jay Spiegel

ATTACHMENT B - Proposed Amendments to Comprehensive Plan Language

The site of the Little Hunting Creek ~~Treatment Plant~~ Pumping Station is planned for community-serving public facilities that will be compatible with the surrounding existing and proposed residential uses. Security of the site should be maintained for the protection and safety of the Pumping Station facility and the surrounding community. Should the property be declared surplus for public use, residential use at a density of 2-3 dwelling units per acre is appropriate. Any future development should not encroach into the 100-year floodplain. Changes in zoning designation, decisions regarding consolidation with adjacent lands and/or issues of Stratford Landing community access or public access, **or decisions concerning proposed establishment of residential use** require approval by a consensus of the surrounding Stratford Landing community.

ATTACHMENT C - JUSTIFICATION

Decades ago, the site was converted from a sewage treatment plant to a sewage pumping station. The proposed amendment to the Comprehensive Plan reflects this change.

The site has been the source of extreme controversy in the Stratford Landing community for over 10 years. At least two proposals to permit public access to the adjacent Little Hunting Creek through the pumping station land were rejected by the community. In a Risk Management Assessment dated November 8, 2005, and authored by Leonard Clark of the Risk Management Division of Fairfax County Government, Mr. Clark stated that given the fact that the facility contains machinery which is both dangerous and expensive, the facility must remain fenced and gated for the health and safety of the community. He also explained that there is no safe access to the waters of Little Hunting Creek from the grounds of the facility. See Attachment 1, the Risk Management Assessment. As such, the proposed amendment to the Comprehensive Plan reflects the importance of maintenance of security of the site for the protection and safety of the site and the surrounding community.

The site is an integral part of the infrastructure of Fairfax County and will be used as a pumping station into the foreseeable future. The lands surrounding the buildings and equipment located on the site provide a safety, sound and smell buffer with respect to the surrounding community. A chainlink fence topped with barbed wire, necessary to ensure safety and security, completely encircles the site and precludes consolidation with adjacent lands in any meaningful way, since such consolidation, particularly with the lands of a property owner who is not the Board of Supervisors could conceivably affect the existence and maintenance of the security fence. County records indicate a tax assessment for the Pumping Station property of $5,865,890 including $2,130,000 for the land. Transforming the ~~zoning designation from its current R-2-3 to~~ **site description by amending the Comprehensive Plan to set forth** an "open space" **land use** designation as contemplated in a concurrently filed nomination of the MVCCA, would eviscerate the land value of the Pumping Station property and would preclude the County from potentially deriving revenue from sale of a portion of the 9.6 acres the Board of Supervisors might determine is not essential to satisfy buffer requirements. Supervisor Gerald Hyland is on record as stating that no changes in the character and use of the lands of the site surrounding the buildings and equipment will be approved in the absence of a consensus of the surrounding community. The proposed amendment includes language reflecting these issues.

The surrounding Stratford Landing community has expressed an interest in creation of a limited access park on the Pumping Station lands. Any such access would be required to be available to the general public given County ownership of the site. A 2004 referendum of the Stratford Landing Citizens' Association made clear that the community would be opposed to a park accessible to the general public. One possible way a park could be created with access limited to residents of the adjacent Stratford Landing community would be for the County to sell a portion of the site, not necessary for the protection and safety of the pumping station operation, located out of the floodplain and providing sufficient buildable area, to a developer under the condition that a portion of the land so conveyed would be required to be developed for limited neighborhood access to Little Hunting Creek. Under such a scenario, the County would receive full value for the property conveyed and the new private owner/developer would be required to create the contractually mandated access to the Stratford Landing community. In order to preserve this viable option, the pumping station site must have its zoning designation maintained as R-2-3.

Cerdeira, Lilian

From: Gardner, Marianne

Sent: Friday, October 16, 2009 3:32 PM

To: 'Jayspiegel@aol.com'

Cc: Remer, Christopher B.; Klibaner, Aaron K.; Cerdeira, Lilian

Subject: APR Nomination No. PC 2009-063-MV (Little Hunting Creek Pumping Facility)

Dear Mr. Spiegel:

The purpose of this letter is to confirm that the clarifications you submitted for your nomination addressing the Little Hunting Creek Pumping Station property have been accepted and will be shown as part of your nomination.

Sincerely,
Marianne Gardner

Marianne Gardner, Chief
Policy and Plan Development Branch

Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

703.324.1245
marianne.gardner@fairfaxcounty.gov

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A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **APR ITEM:** 09-IV-13MV

NOMINATOR: Patrick Rea

ACREAGE: 73.3 acres

TAX MAP I.D.: 102-1 ((1)) 1C, 2A, 4, ((7)) (7) 17B, 18A, ((35)) 100-408, ((36)) 1A, 2A ((38)) 201-219, ((39)) 301-319, 401-419, 501-515

GENERAL LOCATION: West of Schellhorn Road and north of Sherwood Hall Lane (part), west of Friars Court and Bayberry Drive, north of Apple Hill Road and east of Holland Road.

PLANNING AREA: IV
District: Mount Vernon
Sector: MV5 Groveton and MV6 Fort Hunt Community Planning Sectors
Special Areas: N/A

ADOPTED PLAN MAP: Office, public facilities, governmental uses, institutional uses and public parks

ADOPTED PLAN TEXT: "Mount Vernon Hospital is co-located on a site with the Mount Vernon Governmental Center, the Mount Vernon Fire Station and the Mount Vernon Center mental health facility. Expansion of the hospital and related medical uses is appropriate to meet the healthcare needs of the community. Development is planned with an FAR up to .35, subject to specific conditions." Complete adopted Plan text is shown in the Adopted Comprehensive Plan Text section.

PROPOSED PLAN AMENDMENT: Retain existing language referring to the expansion of the hospital and related medical uses; include the Sherwood Hall Library, Walt Whitman Middle School and commercial uses on the north side of Sherwood Hall Lane in a unified campus that would be planned for an intensity up to 0.5 FAR. Add text for unified campus development with pedestrian, bicycle connections, and transit accessibility and additional open space. The nominated Plan text is shown in the Nominated Plan Amendment section.

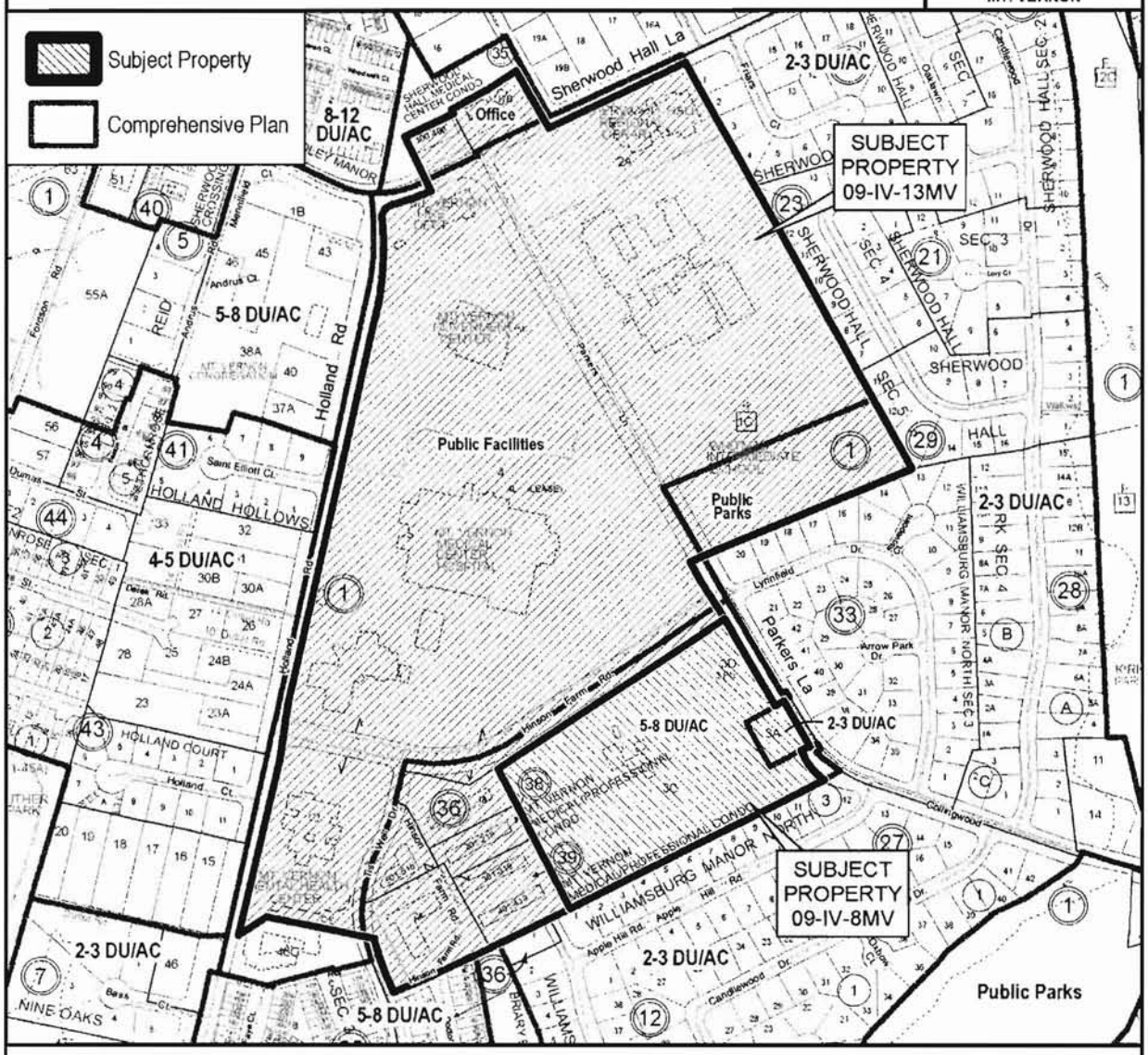
SUMMARY OF STAFF RECOMMENDATION:
___ Approve Nomination As Submitted
_X_ Approve Staff Alternative
___ Retain Adopted Plan

Staff proposes to incorporate the nominator's suggestions for redesign of the subject area as a unified campus that includes greater internal pedestrian and bicycle connectivity, new pedestrian and bicycle connections to the larger community, and increases access to public transit. Redevelopment of the site is recommended to preserve existing open space and allow for additional open space to be created by removing some of the existing surface parking areas, and installing structured parking on the site. Staff does not support the proposed intensity of .50 FAR because the resulting 16,000 additional daily vehicle trips would make the subject area less walkable, less bicycle friendly, and less pedestrian friendly. Recognizing that substantial unused development potential exists under the current Plan, staff recommends an alternative that maintains the current Plan intensity of .35 FAR.

CURRENT PLAN AND NOMINATED PLAN CHANGE

PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR #
09-IV-8MV & 09-IV-13MV
MT. VERNON



Subject Property Current Plan 09-IV-8MV - Development of govt. center/fire station/mental health fac./hospital fac. w/ancillary uses incl. medical office at an intensity up to .35 FAR w/conditions relating to building height and open space. 09-IV-13MV - Development of govt. center/fire station/mental health fac./hospital and ancillary uses incl. medical office at an intensity up to .35 FAR w/conditions and provided impacts to surrounding community mitigated.

Nominated Plan Change 09-IV-8MV - Residential use for senior housing 5-8 du/ac on 4.4 acre portion of site provided existing covenant is lifted, 7 acres to remain as open space. Surface parking utilize pervious paving materials. New development subject to recommendations of Little Hunting Creek Watershed Management Plan. Option to convey 7 acres of open space to County ownership. 09-IV-13MV - Development of additional govt. center/fire station/police station/mental health fac./hospital/medical office/educational uses in a campus-like design, with retail uses that serve employees and visitors, at an intensity up to .50 FAR with conditions related to use of structured parking, reduction of impervious surfaces and use LID techniques, additional open space, pedestrian and bicycle centered design, transit center to provide additional access to campus from surrounding comm., conversion of neighboring office uses to retail to serve campus when those uses are abandoned, implement the recommendations of Little Hunting Creek Watershed Plan for area.

Staff Recommendation: 09-IV-8MV - Approve Staff Alternative to reflect 7.5 acres of site as open space. 09-IV-13MV - Approve Staff Alternative for unified campus development at intensity up to 0.35 FAR

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO APRIL 2010

CONTEXT

General Location:

The nomination concerns the MV5 Groveton and MV6 Fort Hunt Community Planning Sectors within the Mount Vernon Planning District. The subject area is generally located west of Schellhorn Road and north of Sherwood Hall Lane (part), west of Friars Court and Bayberry Drive, north of Apple Hill Road and east of Holland Road.

Existing and Planned Land Use and Zoning:

Subject Property: The subject area is developed with medical offices, a bank and service station north of Sherwood Hall Lane, and this portion of the subject area is planned for office uses on the Plan Map, and zoned C-2 and C-5. Parcels 102-1 ((1)) 1C and 2A contain the Sherwood Hall Library and Whitman Middle School and are planned for public facilities, governmental and institutional uses and public parks. These parcels are zoned R-3. Parcel 102-1((1)) 4 contains the Mount Vernon Fire Station, Mount Vernon Police Station, Mount Vernon Government Center, INOVA Mount Vernon Hospital, Sunrise Assisted Living Facility and Mount Vernon Mental Health Center. This parcel is planned for public facilities, governmental and institutional uses and zoned C-3. The remainder of the subject area contains medical and dental offices, and the Mount Vernon Nursing Center. This portion of the subject area is planned for residential use at a density of 5-8 du/ac and zoned PDH-5.

Adjacent Area:
North: The area to the north contains single-family detached homes, planned for residential use at 2-3 du/ac and zoned R-2.
Northwest: The area to the northwest contains single-family attached homes planned for residential use at 8-12 du/ac and zoned R-12.
West: The area to the west within the Gum Springs Community contains a mix of single-family attached and detached homes and a church and is planned for residential use at 4-5 du/ac, 5-8 du/ac, and 8-12 du/ac and public facilities and is zoned R-3 and R-5.
South: The area to the south contains single-family detached homes and single-family attached homes and is planned for residential use at 2-3 du/ac, and 5-8 du/ac and zoned R-3 and PDH-5.
East: The area to the east contains single-family homes and is planned for residential use at a density of 2-3 du/ac and 5-8 du/ac and zoned R-3 and PDH-5.

ADOPTED COMPREHENSIVE PLAN TEXT

The MV6 Fort Hunt Community Planning Sector Land Use section includes the following text that applies to the majority of the subject area:

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, amended through 3-9-2010, MV6 Fort Hunt Community Planning Sector, Land Use, pages 151-153:

"5. Mount Vernon Hospital is co-located on a site with the Mount Vernon Governmental Center, the Mount Vernon Fire Station and the Mount Vernon Center mental health facility. The governmental center/fire station and hospital

portion of the complex is bounded by Holland Road, Sherwood Hall Lane, Parker's Lane, and Hinson Farm Road. The mental health facility portion of the complex is located south of Hinson Farm Road between Holland Road and Tis Well Drive.

Expansion of the hospital and related ancillary medical service uses and the mental health care facilities is appropriate to meet the health care needs of the community if certain conditions are met as described below. Such facilities for the hospital portion of the complex (located between the governmental center/fire station portion of the site and Hinson Farm Road) will be limited to hospital and related ancillary medical service uses, a helistop for medical emergency transport, medical offices, employee child care facilities and skilled nursing care facilities. Any skilled nursing care facility shall be added as additional floor(s) to the existing hospital or may be freestanding so long as there is no reduction in the total open space on the hospital campus portion of the complex.

Development of governmental center/fire station use, mental health facilities and hospital facilities with related ancillary uses, including medical offices, may be appropriate if the impacts on the surrounding community are mitigated. Development is planned with an FAR up to .35 if the following conditions are met;

- Limit the height of buildings on the periphery of the site to minimize visual impacts on the community.
- Provide for substantial, usable open space. The entire complex should be visually screened by evergreen landscaping from the residentially planned and developed land fronting on Holland Road. However, landscaping along Holland Road should not be designed or located in a manner that interferes with the safe operation of the existing helistop."

NOMINATED PLAN AMENDMENT

The nomination proposes to modify the current Plan text for the nominated area. Text to be added is shown as <u>underlined</u>, and text to be deleted is shown as ~~strikethrough~~.

MODIFY: Mount Vernon Planning District, Area IV, amended through 3-9-2010, MV6 Fort Hunt Community Planning Sector, Land Use, pages 151-153:

5. Mount Vernon Hospital is co-located on a site with the Mount Vernon Governmental Center, the Mount Vernon Fire Station and the Mount Vernon Center mental health facility. The governmental center/fire station and hospital portion of the complex is bounded by Holland Road, Sherwood Hall Lane, Parker's Lane, and Hinson Farm Road. The mental health facility portion of the complex is located south of Hinson Farm Road between Holland Road and Tis Well Drive.

   Expansion of the <u>INOVA Mount Vernon</u> ~~h~~<u>H</u>ospital, <u>the Mount Vernon Governmental Center, the Mount Vernon Fire Station, the</u>

Sherwood Hall Regional Library, and the Walt Whitman Middle School ~~and related ancillary medical service uses and the mental health care facilities~~ is appropriate to meet the health care, civic, and educational needs of the community provided the expansion and development is done in a manner that integrates these institutions into a campus-like environment, to be called the "Mount Vernon District Campus", that preserves the existing open green space and mitigates the impact on the surrounding community, particularly the impact of vehicular traffic that may result from additional employees and increased public use of the facilities and services. Development is planned with an FAR up to .50 if ~~certain~~ the following conditions are met: ~~as described below. Such facilities for the hospital portion of the complex (located between the governmental center/fire station portion of the site and Hinson Farm Road) will be limited to hospital and related ancillary medical service uses, a helistop for medical emergency transport, medical offices, employee child care facilities and skilled nursing care facilities. Any skilled nursing care facility shall be added as additional floor(s) to the existing hospital or may be freestanding so long as there is no reduction in the total open space on the hospital campus portion of the complex.~~

~~Development of governmental center/fire station use, mental health facilities and hospital facilities with related ancillary uses, including medical offices, may be appropriate if the impacts on the surrounding community are mitigated. Development is planned with an FAR up to .35 if the following conditions are met;~~

- Limit the height of buildings on the periphery of the site to minimize visual impacts on the community.

- Provide for substantial, usable open space. The entire complex should be visually screened by evergreen landscaping from the residentially planned and developed land fronting on Holland Road. However, landscaping along Holland Road should not be designed or located in a manner that interferes with the safe operation of the existing helistop.

- To preserve existing open space and add more, while still providing for expected, additional hospital outpatients/visitors, reduce the existing surface parking area and replace it with structured parking which should be available also to visitors to the governmental center/police station. Subsequently, approximately 33% of total acreage must be reserved as useable open space.

Development should include consideration for both the lease of commercial space for medical-related offices that encourage the

concentration of services, and the inclusion of retail concessions that are appropriate to serve the local workforce and public that use the health, civic, and educational facilities of the campus. Special consideration should be given to development that improves accessibility and integrates the hospital facilities, civic and public safety institutions, and commercial concessions throughout the campus using pedestrian walkways, both covered and uncovered, and bicycle paths that limit the need for vehicular transport. Walkways and paths should create a common cityscape throughout the campus.

Special consideration should be given to establishing a transportation center centrally within the campus in order to better provide community access to the hospital and other institutions and services as well as reduce the need for private vehicular traffic.

Special consideration should be given to increase the FAR of the Mount Vernon Government Center to accommodate the placement of a Traffic Court and to the Hospital for added floors.

Parcels on the north side of Sherwood Hall Lane, between 2600 and 2616 Sherwood Hall Lane, are planned for office use. The existing neighborhood-serving businesses on lots 102-1 ((35)) 17B and 18A should be allowed to continue. Should they give up their business, however, the area should be retained for commercial use in support of the Campus. Alternatively, a table service restaurant supporting the proposed Mount Vernon District Campus is not inappropriate in this area. Any commercial or retail establishment within this area should not exceed .35 FAR.

Because of the environmental sensitivity of the site's location in the vicinity of Little Hunting Creek, development or redevelopment of any of the included sites should require strong stormwater controls, reductions in impervious surfaces, and LID practices that effectively mitigate adverse environmental impacts. Recommendations in the Little Hunting Creek Watershed Management Plan pertaining to this area should be implemented.

Redevelopment or expansion of the nursing home [102-1 ((36)) 2A] or the medical condominiums [102-1 ((36)) 401-419], both of which border on the RPA, should be allowed only after pertinent recommendations of the Little Hunting Creek Watershed Management Plan and the Chesapeake Bay Ordinance are satisfied.

ANALYSIS

Land Use

Staff supports the intent of the proposed nomination to create a unified campus-like development that increases pedestrian and bicycle mobility, and that allows residents and visitors to the Mount Vernon Governmental Center and the INOVA Mount Vernon hospital and other related medical uses and medical office uses in the area to access these facilities by public transit. The provision of substantial useable public open space with any redevelopment of the subject properties is also desirable.

The nomination proposes to amend the Comprehensive Plan to allow a higher development intensity for the parcels located south of Sherwood Hall Lane, up to .50 FAR compared to the current Plan recommendation for .35 FAR (see table on page 10). The stated purpose for proposing an increase in intensity on these parcels is to achieve the goals stated above through redevelopment of the area as a unified development that would include greater pedestrian and bicycle connectivity and centralized access to transit, and for approximately one third of the site to be set aside as open space. However, the proposed intensity would generate approximately 16,200 new vehicle trips per day compared to the current Plan intensity. This represents a dramatic increase in traffic volume for the area, and would have a negative effect on pedestrian and bicycle circulation, and transit accessibility, which is counter to the intent of the nomination.

Currently, the proportion of the subject property devoted to public open space is approximately 20 percent. The largest of these spaces are the park associated with the Whitman Middle School, and the two large green areas associated with INOVA Mount Vernon Hospital, located on Parker's Lane. Although some additional open space could be created on the subject property if some of the surface parking were removed, achieving the one-third total that is called for in the nomination may not be feasible given that the footprints of the hospital, library, school and government center are unlikely to change. Moreover, if redevelopment of these institutional uses was to occur, increased building height could conflict with long-standing Plan guidance that states that large non-residential buildings should taper down to provide a compatible transition to surrounding residential neighborhoods. However, the existing green spaces could be modified to include features that would create a focal point or points for communal gathering places, such as plazas, gardens and walkways and paths which would increase the use of these spaces by residents of the surrounding community.

The current Plan intensity provides additional development potential that could result in a redevelopment of approximately 143,000 square feet over the existing level of development on the subject property as shown in the above table.

This additional development potential could be used to accommodate future expansions of any of the uses that currently exist. Redeveloping the site according to the current Plan intensity while incorporating the nominator's suggestions regarding pedestrian and bicycle facilities, access to transit and provision of open space could also achieve the redesign of the site as a unified campus that provides the amenities desired by the nominator. Developing the site at the current Plan intensity would also avoid the increase in vehicle trips generated from the subject property that the proposed plan would have, and would actually make redeveloping the area as a pedestrian and bicycle friendly design, more achievable.

Parcel	Acres	Existing Uses	Existing SF	Existing FAR	Current Zoning	As Zoned FAR	Current Plan SF	Current Plan FAR	Alternative	Alternative SF	Alternative Plan FAR
102-1 ((1)) 1C	20	Whitman Middle School	154,334	0.17	154,334, R-3	0.17	154,334	0.35	Public facilities, governmental, institutional.	154,334	0.35
102-1 ((1)) 2A	4.2	Sherwood Hall Library	37,680	0.20	37,680, R3	0.20	37,680	0.35	"	37,680	0.35
102-1 ((1)) 4	39	Mount Vernon Hospital, Mount Vernon Mental Health Center, Mount Vernon Government Center, Police Station, Fire Station, Sunrise Assisted Living Facility.	468,800	0.29	468,800*, C-3	0.29	594,594	0.35	"	594,594	0.35
102-1 ((1)) 4			0		0		0		Retail	2,873	
102-1 ((7)) 17B	0.4	Sherwood Hall Service Center	1,202	0.07	1,202*, C-5	0.07	1,202	0.07	Retail	6,098	0.35
102-1 ((7)) 18A	0.3	Burke & Herbert Bank	3,378	0.24	3,378*, C-5	0.24	3,378	0.24	Retail	4,573	0.35
102-1 ((35)) 100-408	2.5	Sherwood Hall Ln. Medical Offices	34,162	0.31	34,162*, C-2	0.31	34,162	0.31	Office	38,115	0.35
102-1 ((36)) 1A	1.3	Hinson Rd. Medical/Dental Offices	18,365	0.33	18,365*, PDH-5	0.33	18,365	0.35	Office	19,819	0.35
102-1 ((36)) 1A			0		0		0		Retail	2,873	
102-1 ((36)) 2A	2.3	Mount Vernon Nursing Center	45,654	0.45	45,654, C-3	0.45	45,654	0.45	Public facilities, governmental, institutional.	45,654	0.45
102-1 ((38)) 201-219											
102-1 ((39)) 301-319		Hinson Road Medical Offices									
102-1 ((39)) 401-419		Hinson Road Medical Offices									
102-1 ((39)) 501-515	3.3	Hinson Road Medical Offices	91,752	0.62	91,752, PDH-5	0.62	91,752	0.62		91,752	0.62
Total	73.3		855,327		855,327		981,121			998,365	

Transportation

Scenario	Daily	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour In	PM Peak Hour Out
Current Comp Plan					
Middle School	2,127	369	302	96	88
Library	2,119	28	11	132	143
Hospital	8,331	333	232	242	334
Mental Health Ctr.	1,346	68	18	32	86
Govt. Office	1,152	81	10	37	81
Fire Station	N/A	N/A	N/A	N/A	N/A
Gas Station	500	24	18	44	43
Bank	1,302	41	40	54	53
Medical Office	1,234	62	17	30	80
Medical Office	664	33	9	17	47
Nursing Center	346	18	7	18	16
Total	22,436	1,224	708	773	1,162
Proposed Plan					
Middle School	3,987	692	567	179	165
Library	3,969	52	21	247	268
Hospital	12,347	494	344	358	495
Mental Hlth Ctr.	1,995	100	27	45	122
Govt. Office	1,707	120	15	54	120
Fire Station	N/A	N/A	N/A	N/A	N/A
Retail	1,664	7	4	73	76
Gas Station	1,953	61	61	81	80
Bank	677	31	25	59	59
Medical Office	1,377	70	18	33	88
Medical Office	3,322	167	44	71	191
Retail	1,664	7	4	73	76
Nursing Center	648	33	14	33	30
Total	38,625	2,001	1,188	1,377	1,961
Net Impact of Proposed Plan Amendment Above Comp Plan	16,189	777	480	604	799

As shown in the table above, the proposed change to the land use intensities for the nominated parcels would result in a major increase in trip generation of up to 16,189 daily trips above the number of daily trips for the current Comprehensive Plan. The increase represents a substantial impact to, and could potentially create adversities within, the proximate transportation network. The Fairfax County Transportation Plan shows no planned improvements in the immediate area. A Chapter 527 Traffic Impact Study is required, if this level of intensity is pursued.
Given the proposed increase in intensity, some surface parking may be needed for new structures, when parking requirements increase. Parking structures should be considered.

Currently, Fairfax Connector Routes 151, 152, 161 and 162 serve the area. Development of this site should accommodate efficient transit operations within the vicinity. Enhanced transit service should be considered to better serve the expanded campus.

The Fairfax Countywide Trails Plan shows minor paved trials along Parkers Lane and Sherwood Hall Lane. Efforts should be made to connect internal bicycle/pedestrian facilities with existing and planned County facilities.

RECOMMENDATION

The nominator's proposal to redevelop the Mount Vernon Hospital area into a more pedestrian, bicycle and transit friendly unified campus design with more useable open space to create a focal point for communal gathering places would have substantial benefits for the surrounding community. Staff agrees that redevelopment and expansion of existing uses is the vehicle for achieving the desired redesign of the site, however, staff believes that the current Plan intensity of .35 FAR affords sufficient additional development potential to reach this goal since this provides an additional 143,000 square feet of development potential. The proposed intensity of .50 FAR would generate a much greater level of vehicle trips than the current Plan intensity, and could make the area less walkable, less bicycle friendly, due to the increased traffic congestion that would be created in the area, and could create issues of compatibility due to the taller buildings that would result in order to meet open space recommendations. Therefore, staff recommends the following alterative:

REPLACE: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, amended through 3-9-2010, MV6 Fort Hunt Community Planning Sector, Land Use, Pages 151-153:

5. The Mount Vernon District Campus is generally located along both sides of Parkers Lane, west of Holland Road. The campus generally includes health care, civic, and educational uses. Within the campus, along the north side of Sherwood Hall Lane are medical offices, a bank and service station. South of Sherwood Hall Road is the Mount Vernon Governmental Center, and Fire and Police Stations, Sherwood Hall Regional Library and Walt Whitman Middle School. The Mount Vernon Hospital and Sunrise assisted living facility are located north of Hinson Farm Road.

   The Mount Vernon Campus is envisioned to be transformed into an accessible and interconnected space that provides services to residents, employees and visitors in a setting that is easily walked or biked. Access to transit will enhance this vision, as will a connected, well-lit system of trails, sidewalks, crosswalks, bike paths, plazas, and passive open space with mature trees and vegetation. The overarching goal for the campus is to develop a pedestrian realm, preserve the existing green space and reduce the extent of impervious surface where possible. In addition, by encouraging walking, cycling and transit use the transportation impact of new development can be reduced.

   Facilities for the hospital portion of the complex (located between the governmental center/fire station portion of the site and Hinson Farm Road) should be limited to hospital and related ancillary medical service uses, a helistop for medical emergency transport, medical offices, employee child care facilities and skilled nursing care facilities. Any skilled nursing care facility shall be added as additional floor(s) to the existing hospital or may be freestanding so long as there is no reduction in the total open space on the hospital campus portion of the complex.

Development of governmental center/fire station use, mental health facilities and hospital facilities with related ancillary medical service uses, including medical offices, employee child care facilities and skilled nursing care facilities, and the Sunrise assisted living facility, may be appropriate if the impacts on the surrounding community are mitigated. Development is planned at an intensity up to .35 FAR. The existing low-intensity commercial uses on Sherwood Hall Lane (parcels ((7)) (7) 17B, 18A and ((35)) 100-408) are planned to be retained, except that the addition of a table service restaurant is encouraged. The existing medical office condominiums located south of Hinson Farm Road (parcels ((38)) 201-219 and ((39)) 301-319, 401-419 and 501-515) are planned to be retained.

Any development within the campus area should meet the following conditions:

- Limit the height of buildings on the periphery of the site to minimize visual impacts on the community;

- Provide for substantial, usable open space. The entire complex should be visually screened by evergreen landscaping from the residentially planned and developed land fronting on Holland Road. However, landscaping along Holland Road should not be designed or located in a manner that interferes with the safe operation of the existing helistop;

- Existing open spaces should be preserved and retrofitted to include features such as plazas, gazebos, gardens, and pedestrian walkways and paths in order to create focal points for community gathering places. Additional open space should be added on areas of the site currently devoted to surface parking, and converting these areas for new open spaces should be explored;

- To the extent possible, in order to accommodate future parking needs due to expansion of current uses on the site, surface parking should be replaced with structured parking;

- Development design that encourages the concentration of services and the inclusion of retail concessions to serve the local workforce and public is appropriate. Development that improves accessibility and integrates the hospital facilities, civic and public safety institutions, and commercial uses throughout the campus using pedestrian walkways, both covered and uncovered, and bicycle paths that limit the need for vehicular transport should be utilized. A common streetscape theme throughout the campus should be created.

- A transit center should be established on the campus to provide community access to the hospital and other institutions and services as well as reduce the need for private vehicular traffic.

APR Area Plans Review

2009-2010 SOUTH 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.

THIS BOX FOR STAFF USE ONLY

Date Received: _____

Date Accepted: _____

Planning District: _____

Special Area: _____

PART 1. NOMINATOR/AGENT INFORMATION

Name: Patrick Rea Daytime Phone: 703-385-3322

Address: PO Box 203, Mount Vernon, VA 22121

Nominator E-mail Address: Prea1@cox.net

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

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.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 9

Total aggregate size of all nominated parcels (in acres and square feet): 69.19 acres ~~3,007,000~~ 3,013,916 AK. 10-19-09 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: See Attachment A

b. CURRENT PLAN MAP RECOMMENDATION: Public Facilities and Office, public park. AK. 10-19-09

c. CURRENT ZONING DESIGNATION: School & Library R-3, Public Facilities C-4, Office C-2, Bank & Gas Station C-5, Condos PDH 5

Mt Vernon District Campus

APR
Area Plans Review

2009-2010 SOUTH 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.

THIS BOX FOR STAFF USE ONLY
Date Received: 9/15/09
Date Accepted: 10-15-09 CGR
Planning District: MV
Special Area:

PART 1. NOMINATOR/AGENT INFORMATION

Name: Patrick Rea Daytime Phone: 703-385-3322

Address: PO Box 203, Mount Vernon, VA 22121

Nominator E-mail Address: Prea1@cox.net

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

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.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 9

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.

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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: See Attachment A

b. CURRENT PLAN MAP RECOMMENDATION:

c. CURRENT ZONING DESIGNATION: School & Library R-3, Public Facilities C-4, Office C-2, Bank & Gas Station C-5, Condos PDH 5

Continued

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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 B

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 B. Expansion of existing facilities based on need. Add structured parking to replace surface parking. Also add Transportation Center.

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: .50 TOTAL Gross Square Feet: 1,488,762

Categories	Percent of Total FAR	Square feet
Office	6.4	138,061
Retail	1.6	29,169
Public Facility, Govt & Institutional	92	1,321,532
Private Recreation/Open Space	0	0
Industrial	0	0
Residential*	0	0
TOTAL	**100%**	1,488,762

**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 (Circle 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)			
TOTAL:			

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 August 3, 2009 and September 16, 2009 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

Continued

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
1021 01 01C	2500 Parkers Ln	School Board of Fairfax County	8115 Gatehouse RD, Falls Church	20	7009 0820 0000 8630 0083
1021 01 02A	2501 Sherwood Hall Ln	Board of Supervisors, Fx County	12000 Gvt Center Pkwy, Fairfax	4.1	7009 0820 0000 8630 0090
1021 01 04	2511 Parker Ln /NA	Board of Supervisors, Fx County	12000 Gvt Center Pkwy, Fairfax	38.9	" " " "
1021 07 17B	2600 Sherwood Hall Ln	Sherwood Hall Service Center	Same,, Alexandria	0.40	7009 0820 0000 8630 0076
1021 07 18A	2604 Sherwood Hall Ln	Burke & Herbert Bank	Same, Alexandria ①	0.33	7009 0820 0000 8630 0106
1021 3S 100-408	2616 Sherwood Hall Ln	~~Hinson SL Associates~~ Sherwood Hall Med Ctr	~~8101 Hinson Farm Rd #317, Alex.~~ Same, Alexandria	0.78	7009 0820 0000 8630 0069
1021 36 01A	8101 Hinson Farm Rd	Hinson SL Associates	~~Same~~, #317, Alexandria 8101 Hinson Farm Rd 22306	1.27	7009 0080 0002 2475 7236
1021 36 02A	8111 Tiswell Dr	Mt Vernon Assoc, Nursing Center	Same, Alexandria	2.29	" " " "
1021 36/38/39 *	Hinson Farm Rd & Titwell	~~See Attachment B~~	8101 Hinson Farm Rd #317, Alex.	0.62	" " " "

* ~~1021 36/38/39~~ ~~102-1 ((36)) 24~~
102-1 ((35)) 100-408
102-1 ((36)) 501-516
102-1 ((38)) 201-219
102-1 ((39)) 301-319
401-419

Per email (10/14) management company was notified and contacted individual owners.

① 100 S Fairfax St.
Alexandria, VA 22314

Attachment A

FAIRFAX COUNTY COMPREHENSIVE PLAN, AREA IV
Mount Vernon Planning District
MV6-Fort Hunt Community Planning Sector

[Pages 149-150]

RECOMMENDATIONS

Land Use

* * * * * * * * * * *

5. Mount Vernon Hospital is co-located on a site with the Mount Vernon Governmental Center, the Mount Vernon Fire Station and the Mount Vernon Center mental health facility. The governmental center/fire station and hospital portion of the complex is bounded by Holland Road, Sherwood Hall Lane, Parker's Lane, and Hinson Farm Road. The mental health facility portion of the complex is located south of Hinson Farm Road and Tis Well Drive.

   Expansion of the hospital and related ancillary medical service uses and the mental health care facilities is appropriate to meet the health care needs of the community if certain conditions are met as described below. Such facilities for the hospital portion of the complex (located between the governmental center/fire station portion of the site and Hinson Farm Road) will be limited to hospital and related ancillary medical service uses, a helistop for medical emergency transport, medical offices, employee child care facilities and skilled nursing care facilities. Any skilled nursing care facility shall be added as additional floor(s) to the existing hospital or may be freestanding so long as there is no reduction in the total open space on the hospital campus portion of the complex.

   Development of governmental center/fire station use, mental health facilities and hospital facilities with related ancillary uses, including medical offices, may be appropriate if the impacts on the surrounding community are mitigated. Development is planned with an FAR up to .35 if the following conditions are met:

   - Limit the height of buildings on the periphery of the site to minimize visual impacts on the community.

   - Provide for substantial, usable open space. The entire complex should be visually screened by evergreen landscaping from the residentially planned and developed land fronting on Holland Road. However, landscaping along Holland Road should not be designed or located in a manner that interferes with the safe operation of the existing helistop.

Transportation

Transportation recommendations for this sector....

Attachment B

FAIRFAX COUNTY COMPREHENSIVE PLAN, AREA IV
Mount Vernon Planning District
MV6-Fort Hunt community Planning Sector

[Pages 149-151]

RECOMMENDATIONS

Land Use

* * * * * * * * * * *

5. Mount Vernon Hospital is co-located on a site...between Holland Road and Tis Well Drive.

Expansion of the INOVA Mount Vernon Hospital, the Mount Vernon Governmental Center, the Mount Vernon Fire Station, the Sherwood Hall Regional Library, and the Walt Whitman Middle School is appropriate to meet the health care, civic, and educational needs of the community provided the expansion and development is done in a manner that integrates these institutions into a campus-like environment, to be called the "Mount Vernon District Campus", that preserves existing open green space and mitigates the impact on the surrounding community, particularly the impact on vehicular traffic that may result from additional employees and increased public use of the facilities and services. Development is planned with an FAR up to .50 if the following conditions are met:

- Limit the height of buildings on the periphery of the site to minimize visual impacts on the community.
- Provide for substantial, usable open space. The entire complex should be visually screened by evergreen landscaping from the residentially planned and developed land fronting on Holland Road. However, landscaping along Holland Road should not be designed or located in a manner that interferes with the safe operation of the existing helistop.
- **To preserve existing open space and add more, while still providing for expected, additional hospital outpatients/visitors, reduce the existing surface parking area and replace it with structured parking which should be available also to visitors to the governmental center/police station. Subsequently, approximately 33% of total acreage must be reserved as useable open space.**

Development should include consideration for both the lease of commercial space for medical-related offices that encourage the concentration of services, and the inclusion of retail concessions that are appropriate to serve the local workforce and public that use the health, civic, and educational facilities of the campus. Special consideration should be given to development that improves accessibility and integrates the hospital facilities, civic and public safety institutions, and commercial concessions throughout the campus using pedestrian walkways, both covered and uncovered, and bicycle paths that limit the need for vehicular transport. Walkways and paths should create a common cityscape throughout the campus.

Special consideration should be given to establishing a transportation center centrally within the campus in order to better provide community access to the hospital and other institutions and services as well as reduce the need for private vehicular traffic.

Special consideration should be given to increase the FAR of the Mount Vernon Government Center to accommodate the placement of a Traffic Court and to the Hospital for added floors.

Parcels on the north side of Sherwood Hall Lane, between 2600 and 2616 Sherwood Hall Lane, are planned for office use. The existing neighborhood-serving businesses on lots 102-1((35))17B and 18A should be allowed to continue. Should they give up their business, however, the area should be retained for commercial use in support of the Campus. Alternatively, a table service restaurant supporting the proposed Mount Vernon District Campus is not inappropriate in this area.

Because of the environmental sensitivity of the site's location in the vicinity of Little Hunting Creek, development or redevelopment of any of the included sites should require strong stormwater controls, reductions in impervious surfaces, and LID practices that effectively mitigate adverse environmental impacts. Recommendations in the Little Hunting Creek Watershed Management Plan pertaining to this area should be implemented.

Redevelopment or expansion of the nursing home [102-1((36))2A] or the medical condominiums [102-1((36))401-419] , both of which border on the RPA, should be allowed only after pertinent recommendations of the Little Hunting Creek Watershed Management Plan and the Chesapeake Bay Ordinance are satisfied.

Transportation

Transportation recommendations for this sector....

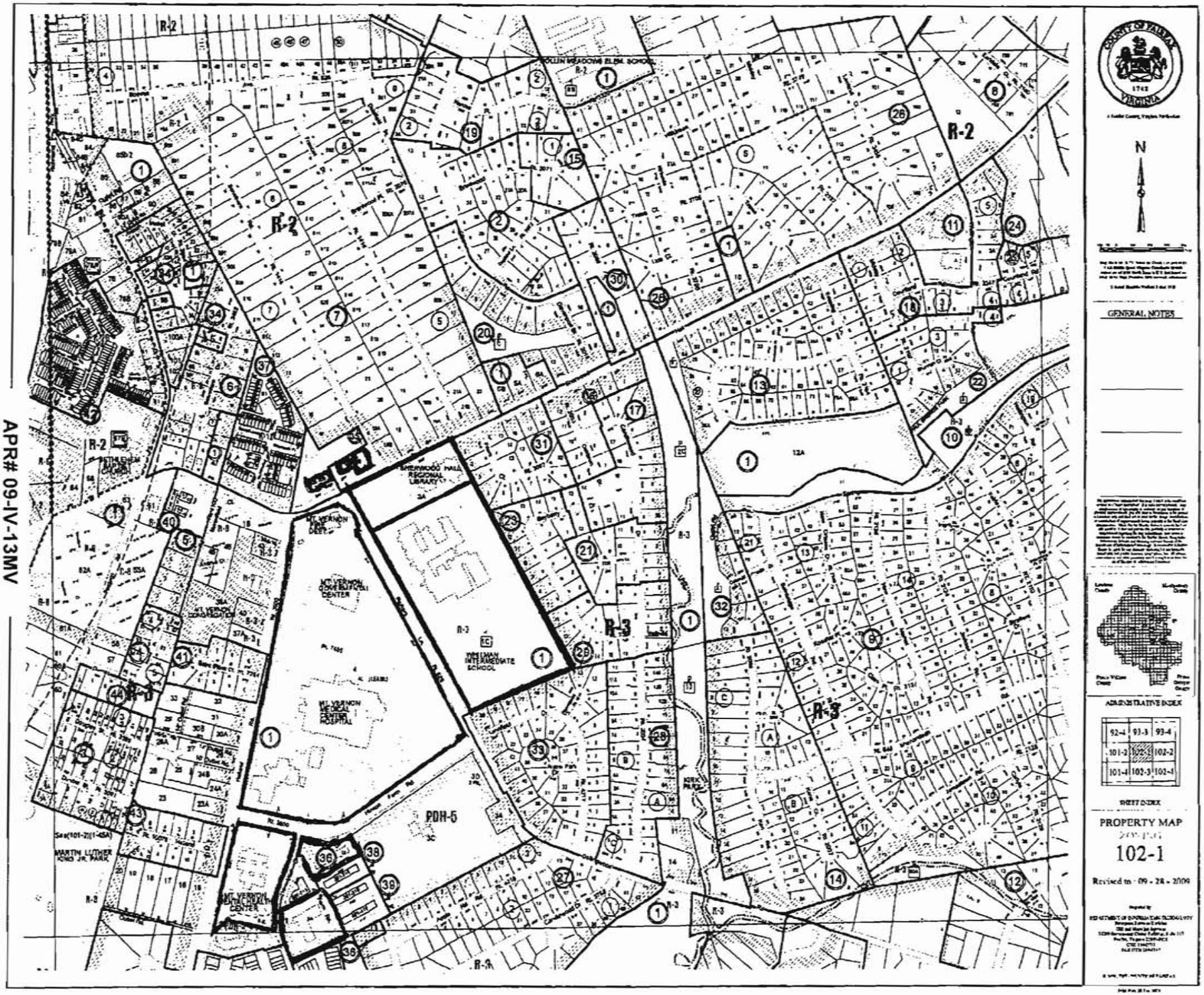
Attachment C (Justification)

The many institutional uses and adjacent, supporting commercial and medical office properties on this site should be considered for planning purposes as an integrated complex rather than individual elements in order to create an efficient and attractive overall campus development.

Added 10-19-09 A.K.

Attachment C

The many institutional uses and adjacent, supporting commercial and medical office properties on this site should be considered for planning purposes as an integrated complex rather than individual elements in order to create an efficient and attractive overall campus development.

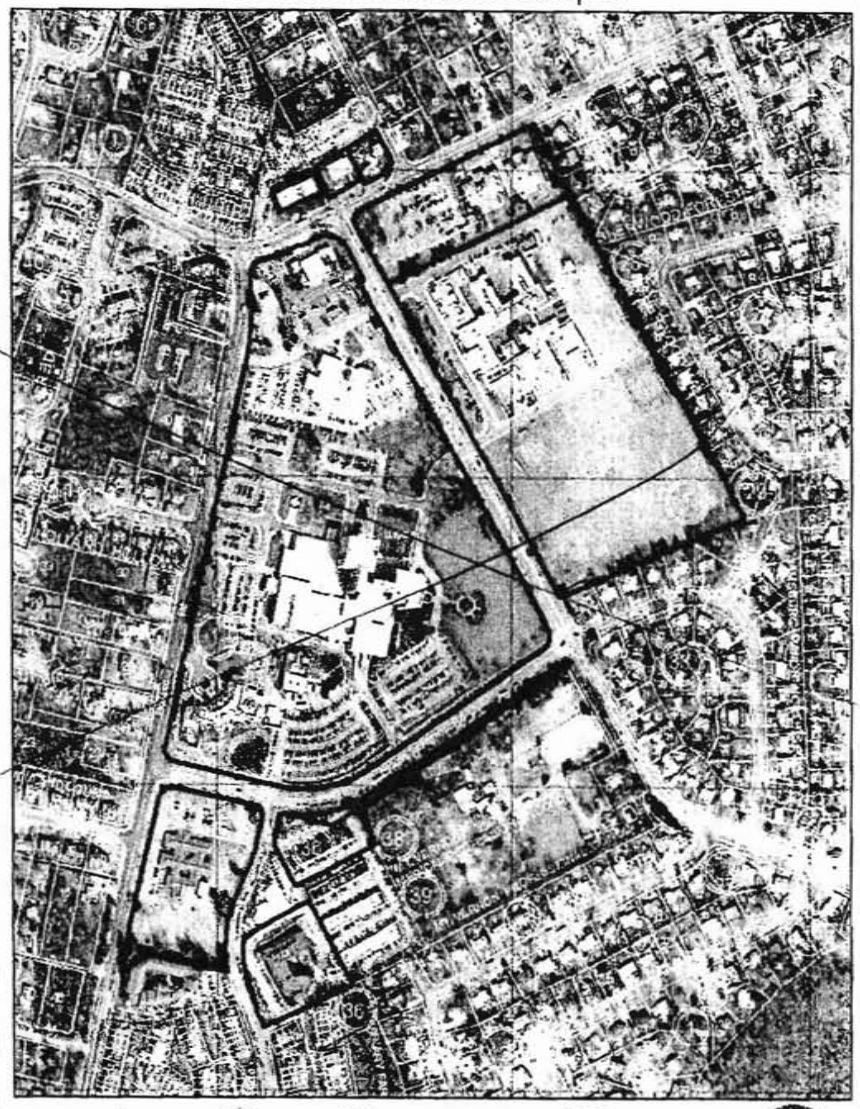


Received 10-19-09

Nomination # 17

The Mount Vernon Council of Citizens Associations, I

Mount Vernon District Campus



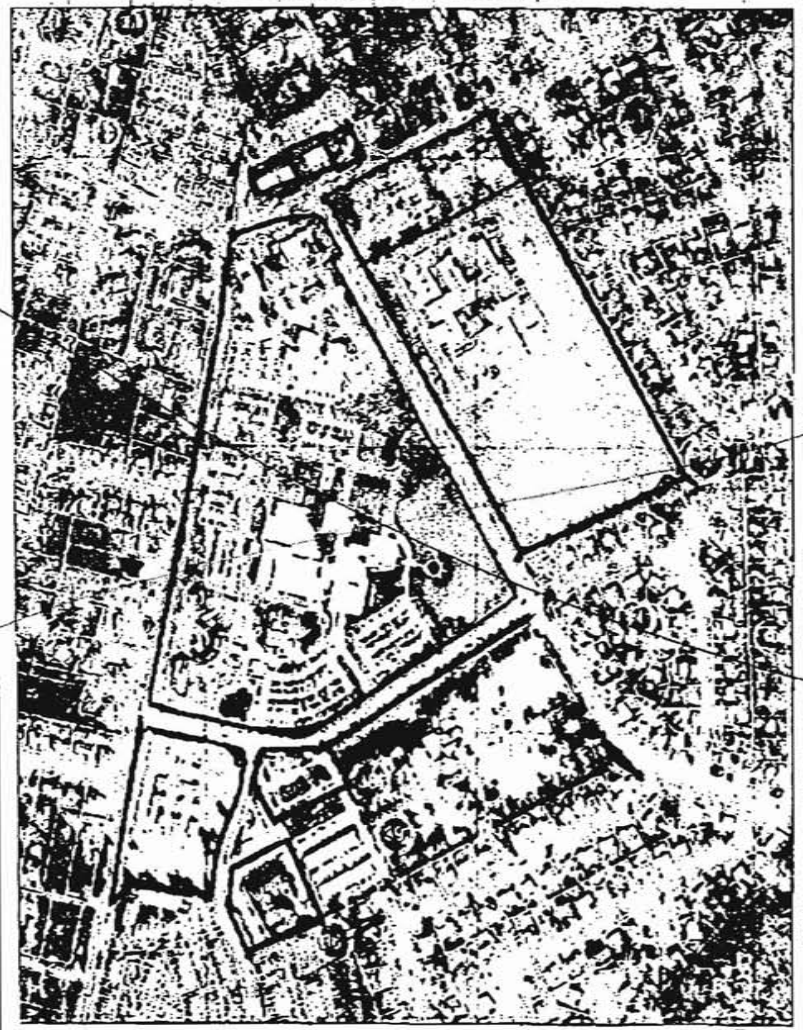
0 405 810 1,620 Feet

Fairfax County Department of Planning and Zoning
Aerial Imagery, Copyright 2007, Commonwealth of Virginia

For Christopher Remer

The Mount Vernon Council of Citizens Associations, Inc.

Mount Vernon District Campus



Nomination # 17

Sep 30 09 02:28p p.1

Klibaner, Aaron K.

From: Klibaner, Aaron K.
Sent: Friday, October 16, 2009 1:03 PM
To: 'Pat Rea'
Subject: South County APR nomination - Mt. Vernon District Campus

Dear Mr. Rea:

This message is notify you that there are several deficiencies in your South County Area Plans Review nomination entitled the "Mount Vernon District Campus" that will need to be corrected in order for your submission to be considered complete. These are listed below:

1. On page 1 of the nomination form (page 19) the figures for the total acres and total square feet of the nominated area are missing.
2. Also on page 1 of the nomination form, the Current Plan Map Recommendation is missing.
3. On page 2 of the nomination form (page 20) "item e." the description of what the proposed development would look like is missing.
4. The nomination package is missing a written justification for the nomination.
5. A map of the nominated area (Zoning Map with tax parcels) is missing.

Please submit the missing information outlined above within ten (10) working days of this message, which is Friday, October 30, 2009 by 4:30 PM. Please be advised that your nomination will be rejected from the APR process if the missing information is not submitted by this deadline. If you have any questions, please contact me.

Aaron Klibaner, AICP
Planner II
Planning Division
Fairfax County Department of Planning & Zoning
703-324-1232 phone
703-324-3056 fax
Aaron.Klibaner@fairfaxcounty.gov

Klibaner, Aaron K.

From: Klibaner, Aaron K.
Sent: Tuesday, October 20, 2009 1:14 PM
To: 'Pat Rea'
Cc: 'FCohn22309@aol.com'; 'Katherine Ward'
Subject: South County APR PC 2009-017 Mt. Vernon District Campus part 2

Dear Mr. Rea:

I apologize I should have caught this earlier, but it appears that there is one more piece of the Mount Vernon District Campus APR nomination that will require some clarification. On the second page of Attachment B, the proposed plan text, in the paragraph that discusses the parcels on the north side of Sherwood Hall Lane that are currently planned for office uses, the third sentence states "Should they give up their business, however, the area should be retained for commercial use in support of the Campus".

Since the third sentence of this paragraph is describing new text that should be added to the Plan for these parcels, the land uses need to clarified, i.e.- retail, restaurant, hotel and a proposed FAR needs to be given. Typically, neighborhood serving retail falls within the .25 - .35 FAR range. Please clarify this paragraph and submit a new Attachment B for the nomination package.

Thank you,

Aaron Klibaner, AICP
Planner II
Planning Division
Fairfax County Department of Planning & Zoning
703-324-1232 phone
703-324-3056 fax
Aaron.Klibaner@fairfaxcounty.gov

Klibaner, Aaron K.

From: FCohn22309@aol.com
Sent: Wednesday, October 21, 2009 1:04 PM
To: prea1@cox.net
Cc: Klibaner, Aaron K.; KJWMVCCA@yahoo.com; KSDJr@regentcompany.com; j.byers@cox.net
Subject: Mount Vernon District Campus
Attachments: Attachment B, APR Hosp.doc

Attached is a revised Attachment B to the Mount Vernon District Campus APR. Please note last sentence in first paragraph of second page.
Frank Cohn

Attachment B

FAIRFAX COUNTY COMPREHENSIVE PLAN, AREA IV
Mount Vernon Planning District
MV6-Fort Hunt community Planning Sector

[Pages 149-151]

RECOMMENDATIONS

Land Use

* * * * * * * * * * *

5. Mount Vernon Hospital is co-located on a site...between Holland Road and Tis Well Drive.

Expansion of the INOVA Mount Vernon Hospital, the Mount Vernon Governmental Center, the Mount Vernon Fire Station, the Sherwood Hall Regional Library, and the Walt Whitman Middle School is appropriate to meet the health care, civic, and educational needs of the community provided the expansion and development is done in a manner that integrates these institutions into a campus-like environment, to be called the "Mount Vernon District Campus", that preserves existing open green space and mitigates the impact on the surrounding community, particularly the impact on vehicular traffic that may result from additional employees and increased public use of the facilities and services. Development is planned with an FAR up to .50 if the following conditions are met:

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Development should include consideration for both the lease of commercial space for medical-related offices that encourage the concentration of services, and the inclusion of retail concessions that are appropriate to serve the local workforce and public that use the health, civic, and educational facilities of the campus. Special consideration should be given to development that improves accessibility and integrates the hospital facilities, civic and public safety institutions, and commercial concessions throughout the campus using pedestrian walkways, both covered and uncovered, and bicycle paths that limit the need for vehicular transport. Walkways and paths should create a common cityscape throughout the campus.

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Because of the environmental sensitivity of the site's location in the vicinity of Little Hunting Creek, development or redevelopment of any of the included sites should require strong stormwater controls, reductions in impervious surfaces, and LID practices that effectively mitigate adverse environmental impacts. Recommendations in the Little Hunting Creek Watershed Management Plan pertaining to this area should be implemented.

Redevelopment or expansion of the nursing home [102-1((36))2A] or the medical condominiums [102-1((36))401-419] , both of which border on the RPA, should be allowed only after pertinent recommendations of the Little Hunting Creek Watershed Management Plan and the Chesapeake Bay Ordinance are satisfied.

Transportation

Transportation recommendations for this sector....

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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 B

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?)

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: .50 TOTAL Gross Square Feet: 3,007,000

Categories	Percent of Total FAR	Square feet
Office	6.4	130,000
Retail	1.6	32,000
Public Facility, Govt & Institutional	92	1,856,000
Private Recreation/Open Space	0	(989,000)
Industrial	0	0
Residential*	0	0
TOTAL	**100%**	2,018,000

**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 (Circle 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)			
TOTAL:			

Continued

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A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: Mount Vernon **APR ITEM:** 09-IV-16MV

NOMINATOR: S. Neel Teague, Huntington Metro LLC

ACREAGE: 58.12 acres;

TAX MAP I.D.: 83-3 ((38)) ALL; 83-3 ((1)) 88A, 88C2, 88D, 17E, 88C1

GENERAL LOCATION: South of the Huntington Metro Station facilities, west of North Kings Highway, north of Fort Drive.

PLANNING AREA: IV
District: Mount Vernon
Sector: Huntington Community Planning Sector
Special Areas: Huntington Transit Station Area

ADOPTED PLAN MAP: Public Facilities, Mixed Use & Public Parks

ADOPTED PLAN TEXT: Mix of uses within the maximum levels: 250,000 sf office, 30,000 sf retail, 400 dwelling units, 200-room hotel or 250 additional dwelling units.

PROPOSED PLAN AMENDMENT: Mix of uses within the maximum levels: 250,000 sf office, 30,000 sf retail, 600 dwelling units, 200-room hotel or 250 additional dwelling units.

CURRENT ZONING: PRM (Planned Residential Mixed-Use)

SUMMARY OF STAFF RECOMMENDATION:
____ Approve Nomination as Submitted
__X_ Approve Staff Alternative
____ Retain Adopted Plan

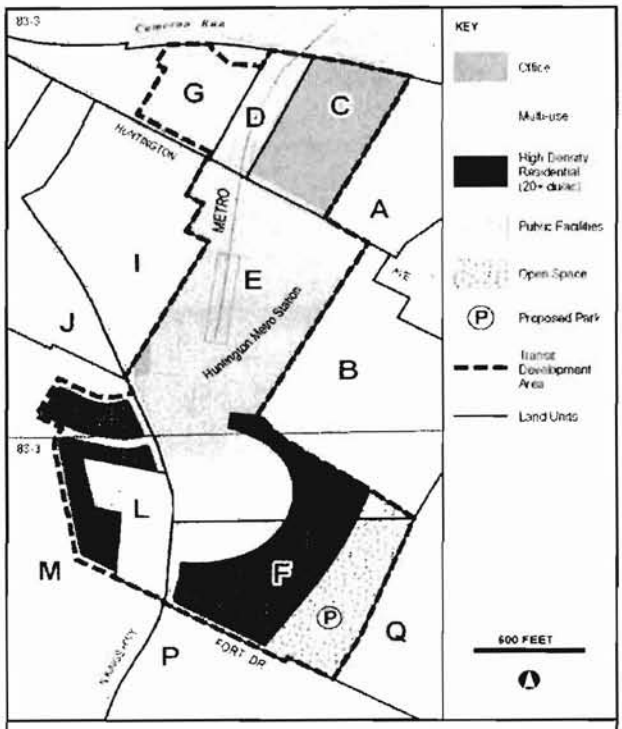
Staff recommends approving the proposed nomination with additional development conditions to address new standards for urban parks and open space, improved pedestrian connectivity to adjacent neighborhoods, and reduction of stormwater runoff through innovative techniques. An additional 200 dwelling units would not significantly change the mix of uses that have been approved on the site. New development would still need to conform to the height limitation of 200 feet as shown in the current Plan. Impacts to parks, schools, and transportation facilities should be off-set or mitigated at the time of rezoning. New development should conform to the adopted Transit Development Area criteria and other development conditions found in the plan. See proposed text on pages 10-11 of this staff report for recommended Plan text.

CONTEXT:

General Location:

The Huntington Transit Station sits on a 58-acre area between Huntington Avenue and North Kings Highway. A 35-acre portion of the site south of the Metro facilities, along North Kings Highway north of Fort Drive, is recommended for mixed use development. The Comprehensive Plan identifies this area as Land Units E and F of the Huntington Transit Station Area.

Existing, Planned and Zoned Land Use



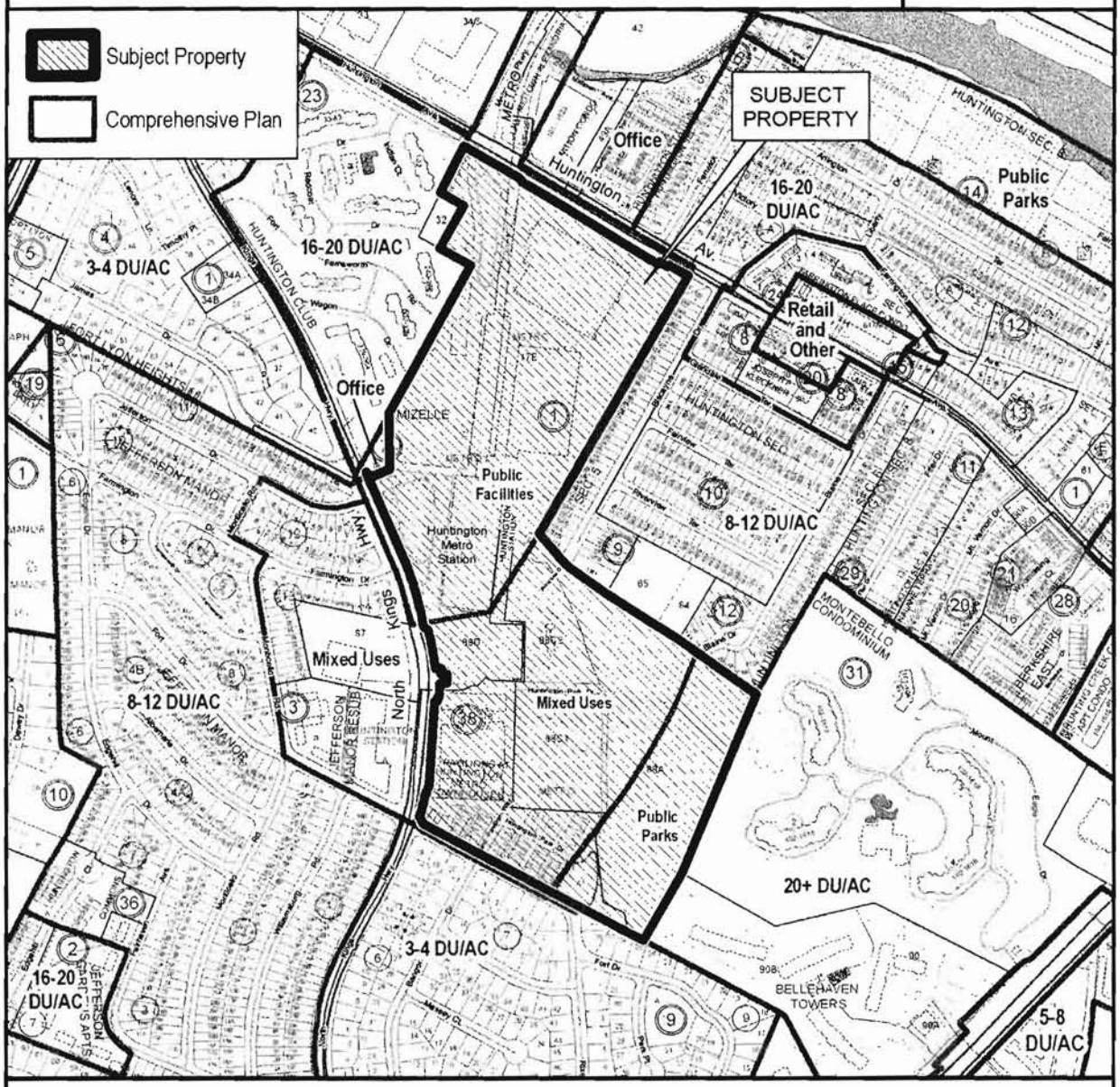
HUNTINGTON TRANSIT DEVELOPMENT AREA
RECOMMENDED LAND USE PLAN

Subject Property: According to a phased development plan, the subject property is currently being developed with a mix of townhouse, mid-rise, and high-rise residential units, with office and retail uses to be built at a later time. The property also contains the Huntington Metro Transit Station and associated public parking facilities. The area is zoned PRM, and is shown on the Plan Map as Public Facilities and Mixed Use. The development is part of a public/private partnership project between Huntington Metro LLC (the nominator) and Washington Metro Area Transit Authority (WMATA). WMATA is the owner of the portion of the site that contains the Huntington Metro Station and associated parking facilities.

Adjacent Area:
North: The immediately adjacent area to the north is Land Unit B, zoned R-8. Land Unit B is within the Huntington community, a neighborhood of duplex homes that is within the Huntington Neighborhood Conservation Area and is planned for residential use at a density of 8-12 du/ac.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR #
09-IV-16MV
MT VERNON



Subject Property Current Plan: Public facilities associated with the Metro Station. Mixed use development south of the station at the following max levels: 250,000 gsf office; 30,000 gsf retail; 400 units residential; 200-room hotel with conference facilities or 250 additional units.

Nominated Plan Change: Add 200 residential units to max levels.

Staff Recommendation: Approve nomination with conditions to address pedestrian and bicycle connectivity, open space, environmental design elements, structured parking, and telecommunications equipment.

600 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2010

East: The east side of the development area contains Mount Eagle Park, which is proffered to be dedicated to the Park Authority under the terms of the approved development plan for the subject property. East of the park is the Montebello high-rise residential condominium development which is planned for a density of 35-40 du/ac, and zoned R-30.
South: A single family residential neighborhood is located south of the property opposite Fort Drive in Land Unit P. The area is zoned R-4 and planned for residential use at a density of 3-4 du/ac.
West: Across North Kings Highway to the west is the Huntington Station shopping center. The block also contains garden apartments and duplex units. This area is within Land Unit L, and is planned for redevelopment with high density residential units at a density of 45 du/ac and up to 87,000 square feet of retail space, and is zoned C-5. This area is currently being reviewed for possible Plan amendment in the Jefferson Manor Special Study.

PLANNING HISTORY

No Plan amendments have been proposed recently for the subject properties.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, Amended through 8-3-2009, MV1 - Huntington Community Planning Sector, Land Units E &F, Page 95-96:

> "**(Land Units E and F) The WMATA Property**
> The 60-acre WMATA property is occupied by the Huntington Metro Station and associated parking facilities and Mount Eagle Park. There is also a privately-owned parcel associated with the WMATA property; Parcel 83-1((7))1A is a .34-acre lot along North Kings Highway planned for office use.
>
> The portion of Land Unit E which is occupied by the Metro station, the parking garage, and the parking lot along Huntington Avenue is planned for public facilities. Air rights development over the station and the parking facilities may have long-term potential. For this 35-acre area south of the station, the following mix of uses is recommended within the maximum levels shown:
>
> - 250,000 gross square feet of office space;
> - 30,000 gross square feet of retail space;
> - 400 dwelling units; and
> - 200-room hotel with conference facilities or 250 additional dwelling units.
>
> In addition, the following uses should be incorporated into this development:
>
> - The existing 900+ space Metro surface parking lot should be reconfigured into an on-site underground or above-ground facility up to six stories. Adequate buffering and landscaping around the parking structure should be provided adjacent to nearby neighborhoods;
> - Approximately 9 to 12 acres of the WMATA property should be dedicated to Fairfax County for Mount Eagle Park in order to provide needed park facilities in this high

density area and to buffer Metro-related development from the existing community. The development of both passive and active recreation facilities is suggested; and

- The development of the WMATA property should be in accordance with the urban design concept plan shown in Figures 24, 25 and 26. The commercial uses, including the optional hotel, should be clustered around a public plaza near the Metro station and North Kings Highway. Residential use should be located east and south of this cluster to provide a transition to surrounding residential development. As shown in Figure 26, Mount Eagle Park and/or open space should be accessible to, and provide buffering for, the Huntington community, the high-rise residential projects located east of the WMATA property, and the Fairhaven community.

In order to develop except at the base level, all the applicable general development criteria listed for all sites in the Transit Development Area should be satisfied, except that in lieu of criterion #6, affordable housing should be provided in accordance with the County's Affordable Dwelling Unit Ordinance. In addition, the following site-specific conditions must be met:

- Development should be coordinated under one planning program for the entire site;
- Retail uses should be limited to the ground level of proposed buildings along the main pedestrian access routes to the Metro station;
- Non-residential uses should be clustered around the public space near the Metro station. residential development should occur towards the south and east of the station in order to provide an appropriate transition to adjacent neighborhoods; and
- Vehicular access to private development should be separated from vehicle access to the Metro station."

NOMINATED PLAN AMENDMENT

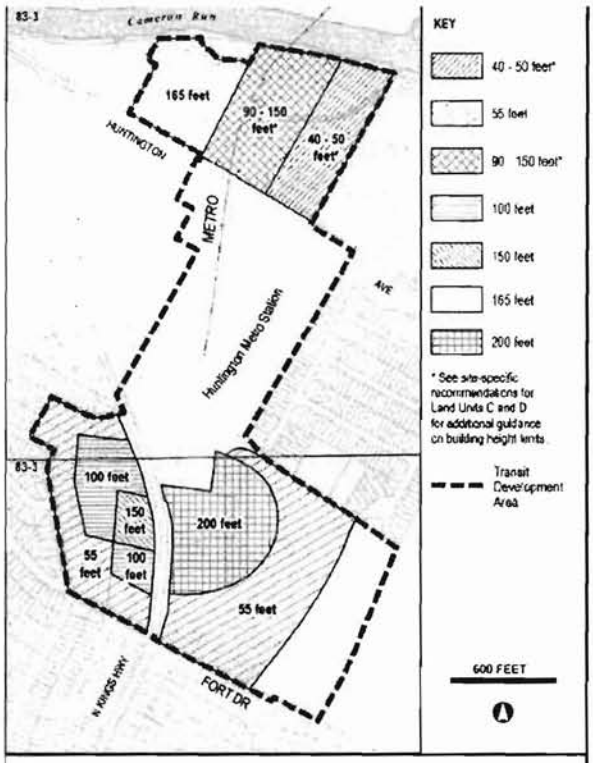
The nomination would add 200 dwelling units to the 400 residential units recommended for the site in the current Comprehensive Plan. The current Plan also allows an option for an additional 250 dwelling units to be constructed if a hotel is not built on the site. This option would still be retained.

ANALYSIS

Land Use

Item 16MV concerns the site that includes the Pavilions at Huntington Station development located west of North Kings Highway, north of Fort Drive. The approved site plan for the property fully utilizes the densities allowed under the Comprehensive Plan for the site. Townhouses and mid-rise residential units have already been constructed, or are currently under construction. The approved high-rise residential units, office, and retail space have not yet been constructed.

The nomination provides for urban, mixed-use infill development that would be consistent with the county's goal of providing high-density growth in the designated activity centers, such as the transit station areas. This subject site is within the same land unit, and directly adjacent to the Metro Station facilities.



HUNTINGTON TRANSIT DEVELOPMENT AREA HEIGHT LIMITS

The current Plan recommends that the activity center of this Transit Station Area (TSA) to be located within the Transit Development Area (TDA), as shown in the figure above. This site is currently planned for mixed use development and is within the TDA boundary. The overall effective intensity currently recommended for the 19.7 acres approved for high-rise development, approximately 1.56 FAR, is much lower than some other sites within the TDA, which are planned for 3.0 FAR. The proposed 200 dwelling units (assuming approximately 1,500 square feet per unit) would bring the total FAR for the site to approximately 1.9 FAR, which is still a lower intensity than other nearby properties.

An additional 200 dwelling units would not significantly change the mix of uses that have been approved on the site. Currently the Plan calls for a development that could be 79% residential, 19% office, and 2% retail. The proposed mix of uses would result in a development that is 81% residential, 16% office, and 1.6% retail.

No rezoning application has been submitted that would provide information about the building heights or site design; however, the proposed additional units may result in building heights in the range of 16-18 stories. New development would still need to conform to the height limitation of 200 feet as shown in the current Plan, Figure 25 of the Huntington Transit Development Area section (see figure on page 6). Potential negative impacts on the Huntington community to the north would need to be addressed. Mitigation may include placing parking partially or wholly underground, which could result in lower building heights.

Transportation

As shown in the table below, the proposed change in land use would result in an increase in trip generation of up to 1,212 daily trips. With this increase, there is the potential for impacts and adversities within the proximate transportation network. Understanding that a portion of these trips should be reduced by the proximity to transit, further review and analysis is required at rezoning and site plan review to determine net trip generation for the site and what impacts may need to be mitigated, if any.

Trip Generation Estimates for APR #09-IV-16MV

Scenario	Daily	AM Peak Hour		PM Peak Hour	
		In	Out	In	Out
Current Comp Plan Base (w/Hotel)					
Shopping Center (820); 25.0 KSF	2,758	15	10	123	128
General Office (710); 250.0 KSF	2,701	343	47	61	298
Hotel (310); 200 RM	1,634	59	38	63	55
Multifamily Apartmt (220); 400 DU	2,548	40	160	155	83
Total	9,641	457	255	402	564
Proposed Base (w/Hotel)					
Shopping Center (820); 25.0 KSF	2,758	15	10	123	128
General Office (710); 250.0 KSF	2,701	343	47	61	298
Hotel (310); 200 RM	1,634	59	38	63	55
Multifamily Apartmt (220); 600 DU	3,760	60	238	226	122
Total	10,853	477	333	473	603
Net Impact of Proposed Amendment Above Comp Plan	1,212	20	78	71	39

Trip Generation derived from the Institute of Traffic Engineers (ITE), Trip Generation, 8th Edition (2008). Trip Generation estimates are provided for general order-of-magnitude comparisons, only, and do not account for pass-by, internal capture, or traffic reductions as a result of proximity to transit stations.

The subject APR would impact traffic conditions along the North Kings Highway corridor, between Telegraph Road and Richmond Highway. Current APR 09-IV-27MV (current site of Huntington Club Condominiums, located west of the subject site, northeast of North Kings Highway, south of Huntington Avenue) and the special study for Jefferson Manor would also impact the corridor. A clustered traffic analysis is needed to evaluate cumulative impacts. Note that APR 09-IV-27MV will require a Ch. 527 study, given its additional 5,000+ trips generated. Depending on the alternative selected, the Plan amendment currently under review for Jefferson Manor may also need additional transportation analysis.

The following should also be considered:

- North Kings Highway, a four-lane Urban Minor Arterial, approximately 80-100 feet in width, is not currently slated for improvement per the Fairfax County Transportation Plan. North Kings Highway is designated an Enhanced Public Transportation Corridor (EPTC), however, with a range of transit enhancements yet to be studied. As noted above, a number of APRs and other proposed Plan amendments are currently under review along the corridor. Further review and analysis may result in a need for six lanes on North Kings Highway. Any development of this site should accommodate future recommended improvements.

- Direct access to the subject site from North Kings Highway should be limited to the existing access points, including at Fort Drive and the Huntington Metrorail Station driveways.

- Efficient internal circulation should be developed with curb cuts minimized and locations of entrances and median breaks arranged to minimize conflicts with traffic on the adjacent arterial roadways. Connectivity within the proposed site, as well as to and from external streets and neighborhoods should be considered.

- Currently, this area is served by four Fairfax Connector Routes: 151, 152, 161 and 162. In addition, the Huntington Metrorail Station is located on the site and North Kings Highway is shown as an Enhanced Public Transportation Corridor (EPTC) on the Fairfax County

Transportation Plan Map. Development of this site should accommodate future plans for transit operations within the corridor and vicinity.

- The Fairfax County Countywide Trails Plan shows a minor paved trail running along North Kings Highway. A circuit trail is also recommended for the WMATA property to provide Metro station access to the adjacent existing development without intruding upon the proposed new development. Any development of this site, therefore, should accommodate the planned trail improvements. There are trails planned for Richmond Highway, Huntington Avenue, Telegraph Road and along Cameron Run. Efforts should be made to connect internal bicycle/pedestrian facilities with existing and planned County facilities.

- Improvements in pedestrian circulation are needed throughout the Huntington TSA to facilitate access to the Metro station and proposed new development. Sidewalk and crosswalk improvements should be constructed throughout the TSA to facilitate this access. Further review and analysis may be required to determine if expanded and/or enhanced sidewalks will be required along North Kings Highway.

- Traffic reduction measures such as ride-sharing, transit incentives and other transportation systems management strategies should be considered where appropriate and/or feasible.

Parks & Recreation

The nominations would result in a potential increase in residents within the Mount Vernon Planning District by about 418 individuals. Additional residents will need access to park and recreation facilities onsite or nearby. Existing nearby parks (Mount Eagle, Jefferson Manor and Huntington) meet only a portion of the demand for parkland generated by residential development in the service area of the nomination.

This parcel is adjacent to Mount Eagle Park, a local-serving park with a variety of recreation facilities. The applicant is currently improving this park as proffered with the previously approved development plan.

Development of urban parks such as pocket parks, plazas, common greens and recreation-focused urban parks should be encouraged. Integration of publicly-accessible urban parks in the overall development design is critical to providing onsite recreation resources within the nomination area and will enhance the desirability of the project, contribute to redevelopment efforts and contribute to a sense of place. The impact on parks and recreation service levels should be offset per Objective 6 of the Parks and Recreation Section of the Policy Plan and per the Area-wide guidance through the provision of onsite park amenities, provision of active recreation facilities, and/or improvements to existing nearby park facilities.

Connectivity among mixed uses, destinations and public spaces is a key goal for Transit Station areas. Comprehensive Plan language should be retained supporting pedestrian connectivity and creation of usable open spaces such as pocket parks, plazas, common greens and recreation-focused urban parks. Integration of publicly accessible urban parks in the overall development design is critical to providing on-site recreation resources within the nomination area and will enhance the desirability of the project, contribute to redevelopment efforts and contribute to a sense of place.

Schools

This APR nomination falls within the boundaries of Cameron Elementary School, Twain Middle School, and Edison High School. The capacity and projected enrollments for these schools is shown in the chart below. If development occurs within the next five years, the receiving schools appear to have sufficient capacity to accommodate new student yields. Beyond the five year horizon, enrollment projections are not available. The impact of redevelopment would need to be addressed during the rezoning and development process.

School	Capacity	Enrollment (9/30/09)	2010-2011 Projected Enrollment	Capacity Balance 2010-2011	2014-15 Projected Enrollment	Capacity Balance 2014-15
Cameron ES	720	506	511	209	450	270
Twain MS	875	823	810	65	833	42
Edison HS	1800	1729	1696	104	1684	116

Capacity and enrollment are based on the FCPS FY 2011-15 CIP.

It is noted that APR 09-IV-22MV (Penn Daw CBC, Land Unit H) is located within the Twain and Edison boundaries and will impact the capacity at these schools if adopted. APR 09-IV-2MV (Huntington TSA, Land Unit I), APR 09-IV-3MV (Huntington TSA, Land Unit R), APR 09-IV-4MV (Huntington TSA, Land Unit T), APR 09-IV-27MV (Huntington TSA, Land Unit I), and the Jefferson Manor Special Study also are within the Cameron, Twain, and Edison boundaries and will impact the capacity at these schools if adopted. Prior amendments to the Comprehensive Plan for this area are also not reflected in the projected enrollments. Collectively, these proposed developments could create a capacity deficit at the receiving schools, in particular at Twain MS and Edison HS. At the time of a rezoning application review, any redevelopment should contribute to offset the impact of the development on surrounding schools.

School Impact of 16MV

	Current Plan (w/ Hotel)			Current Plan (w/o Hotel)			Proposed Plan		
School Level	High-rise MF ratio	# of units	Student yield	High-rise MF ratio	Units proposed	Student yield	High-rise MF ratio	Units proposed	Student yield
Elementary	0.047	400	19	0.047	650	31	0.047	850	40
Middle	0.013	400	5	0.013	650	8	0.013	850	11
High	0.027	400	11	0.027	650	18	0.027	850	23
Total			**35**			**57**			**74**

Stormwater Management

In general, construction of new and renovation of existing buildings should avoid, minimize, and mitigate potential impacts of stormwater runoff. Low Impact Development and other innovative design methods for road corridors, parking areas and buildings to offset the losses and minimize the long-term impacts of the development should be implemented.

RECOMMENDATION

As an alternative to the nomination, staff recommends that the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined. Text to be deleted is shown as ~~strikethrough~~.

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, Amended through 8-3-2009, MV1 - Huntington Community Planning Sector, Land Units E &F, Page 95-96:

"**(Land Units E and F) The WMATA Property**
The 60-acre WMATA property is occupied by the Huntington Metro Station and associated parking facilities and Mount Eagle Park. There is also a privately-owned parcel associated with the WMATA property; Parcel 83-1((7))1A is a .34-acre lot along North Kings Highway planned for office use.
The portion of Land Unit E which is occupied by the Metro station, the parking garage, and the parking lot along Huntington Avenue is planned for public facilities. Air rights development over the station and the parking facilities may have long-term potential. For the ~~this~~ 35-acre area south of the station, the following mix of uses is recommended within the maximum levels shown:

- 250,000 gross square feet of office space;
- 30,000 gross square feet of retail space;
- ~~400~~ 600 dwelling units; and
- 200-room hotel with conference facilities or 250 additional dwelling units.

In addition, the following uses should be incorporated into this development:

- The existing 900+ space Metro surface parking lot should be reconfigured into an on-site underground or above-ground facility up to six stories. Adequate buffering and landscaping around the parking structure should be provided adjacent to nearby neighborhoods;
- Approximately 9 to 12 acres of the WMATA property should be dedicated to Fairfax County for Mount Eagle Park in order to provide needed park facilities in this high density area and to buffer Metro-related development from the existing community. The development of both passive and active recreation facilities is suggested; and
- The development of the WMATA property should be in accordance with the urban design concept plan shown in Figures 24, 25 and 26. The commercial uses, including the optional hotel, should be clustered around a public plaza near the Metro station and North Kings Highway. Residential use should be located east and south of this cluster to provide a transition to surrounding residential development. As shown in Figure 26, Mount Eagle Park and/or open space should be accessible to, and provide buffering for, the Huntington community, the high-rise residential projects located east of the WMATA property, and the Fairhaven community.

In order to develop except at the base level, all the applicable general development criteria listed for all sites in the Transit Development Area should be satisfied, except that in lieu of criterion #6, affordable housing should be provided in accordance with the County's Affordable Dwelling Unit Ordinance. In addition, the following site-specific conditions must be met:

- Development should be coordinated under one planning program for the entire site;

- Retail uses should be limited to the ground level of proposed buildings along the main pedestrian access routes to the Metro station;
- Non-residential uses should be clustered around the public space near the Metro station. Residential development should occur towards the south and east of the station in order to provide an appropriate transition to adjacent neighborhoods;
- Provision of integrated pedestrian and bicycle systems with features such as covered and secure bicycle storage facilities, walkways, trails and sidewalks, enhanced crosswalks providing connections to adjacent neighborhoods, and amenities such as street trees, benches, bus shelters, and adequate lighting;
- Creation of usable open spaces such as pocket parks, plazas, common greens and recreation-focused urban parks on the site;
- Provision of environmental elements into the design, including buildings designed to meet the criteria for LEED Silver (or comparable rating system) green building certification and innovative stormwater management techniques;
- Buildings should be designed to accommodate telecommunications antennas and equipment cabinets in a way that is compatible with the building's architecture and conceals the antennas and equipment from surrounding properties and roadways;
- Underground structured parking is provided to serve the development (on-street and incidental surface parking shall be allowed consistent with urban design guidelines); and
- Vehicular access to private development should be separated from vehicle access to the Metro station."

NOTE: The Comprehensive Plan Map would not be changed.

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APR
Area Plans Review

2009-2010 SOUTH 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.

THIS BOX FOR STAFF USE ONLY
Date Received: 9/16/09
Date Accepted: 10-9-09 cor
Planning District: MV
Special Area:

PART 1. NOMINATOR/AGENT INFORMATION

Name: Huntington Metro, LLC Daytime Phone: 703-245-9950

Address: c/o Stout and Teague 6862 Elm Street Suite 650
McLean, VA 22101

Nominator E-mail Address: nteague@stoutandteague.com

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

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.) G Neel Teague

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
G. Neel Teague, Vice President of Stout and Teague Co, Manager, Huntington Metro, LLC

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 55

Total aggregate size of all nominated parcels (in acres and square feet): 58.12 acres 2,531,707 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, Amended through 8-3-2009, Mt. Vernon Land Units E & F Page 95. Planned for public facilities, office, multi-use, high-density residential, open space with 200 ft height limit. Mix-use 250,000 sf office; 30,000 sf retail; 400 DU; 200 room hotel or 250 DU

b. CURRENT PLAN MAP RECOMMENDATION: Public facilities, office

c. CURRENT ZONING DESIGNATION: PRM (Planned Residential Mixed-Use)

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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). Increase maximum number of dwelling units by 200. Attachment B provides proposed change to existing plan text.

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?) Same as existing plan. See Attachment C/Justification Statement.

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: 0.578 TOTAL Gross Square Feet: 1,465,090

Categories	Percent of Total FAR	Square feet
Office	17.06%	250,000
Retail	1.71%	25,000
Public Facility, Govt & Institutional	.34%	5,000
Private Recreation/Open Space	N/A	N/A
Industrial	0%	0
Residential*	80.9%	1,185,090
TOTAL	**100%**	1,465,090

**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 (Circle 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	0	0	0
Townhouse	48	2,000	99,570
Low-Rise Multifamily (1-4 stories)	421	1,363	573,870
Mid-Rise Multifamily (5-8 stories)	0	0	0
High-Rise Multifamily (9 + stories)	379	1,350	511,650
TOTAL:	848		1,185,090

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. (Attachment C/Justification Statement)

☐ 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 August 3, 2009 and September 16, 2009 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

ATTACHMENT A - CURRENT PLAN TEXT

- 142,000 gross square feet of retail space;
- 1,214 dwelling units; and
- 200-room hotel with conference facilities or an additional 250 dwelling units.

(Land Units E and F) The WMATA Property

The 60-acre WMATA property is occupied by the Huntington Metro Station and associated parking facilities and Mount Eagle Park. There is also a privately-owned parcel associated with the WMATA property; Parcel 83-1((7))1A is a .34-acre lot along North Kings Highway planned for office use.

The portion of Land Unit E which is occupied by the Metro station, the parking garage, and the parking lot along Huntington Avenue is planned for public facilities. Air rights development over the station and the parking facilities may have long-term potential. For this 35-acre area south of the station, the following mix of uses is recommended within the maximum levels shown:

- 250,000 gross square feet of office space;
- 30,000 gross square feet of retail space;
- 400 dwelling units; and
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In addition, the following uses should be incorporated into this development:

- The existing 900+ space Metro surface parking lot should be reconfigured into an on-site underground or above-ground facility up to six stories. Adequate buffering and landscaping around the parking structure should be provided adjacent to nearby neighborhoods;
- Approximately 9 to 12 acres of the WMATA property should be dedicated to Fairfax County for Mount Eagle Park in order to provide needed park facilities in this high density area and to buffer Metro-related development from the existing community. The development of both passive and active recreation facilities is suggested; and

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In order to develop except at the base level, all the applicable general development criteria listed for all sites in the Transit Development Area should be satisfied, except that in lieu of criterion #6, affordable housing should be provided in accordance with the County's

ATTACHMENT B - PROPOSED PLAN TEXT

- 142,000 gross square feet of retail space;
- 1,214 dwelling units; and
- 200-room hotel with conference facilities or an additional 250 dwelling units.

(Land Units E and F) The WMATA Property

The 60-acre WMATA property is occupied by the Huntington Metro Station and associated parking facilities and Mount Eagle Park. There is also a privately-owned parcel associated with the WMATA property; Parcel 83-1((7))1A is a .34-acre lot along North Kings Highway planned for office use.

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In order to develop except at the base level, all the applicable general development criteria listed for all sites in the Transit Development Area should be satisfied, except that in lieu of criterion #6, affordable housing should be provided in accordance with the County's

ATTACHMENT C
Justification Statement for APR Nomination by Huntington Metro, LLC

Huntington Metro LLC is the originator and master developer for the joint development project with WMATA at the Huntington Metro Station. The Huntington Metro project was the first to be approved under then-new PRM zone in 2000 (RZ 2000-MV-046) and, even though it predates Fairfax County's TOD guidelines, the project is consistent with the principles enumerated in those guidelines.

The Huntington Metro project is being developed in phases. Phases already completed: expanded WMATA parking in new 1500-car garage; reconfigured access to Metro parking; public plaza; and townhouses. Phases underway: mid-rise residential units; interior road network; Mt. Eagle Park improvements. Future phases: Mt. Eagle Park dedication, retail, high-rise residential, office, and relocation of the Transit Police facility.

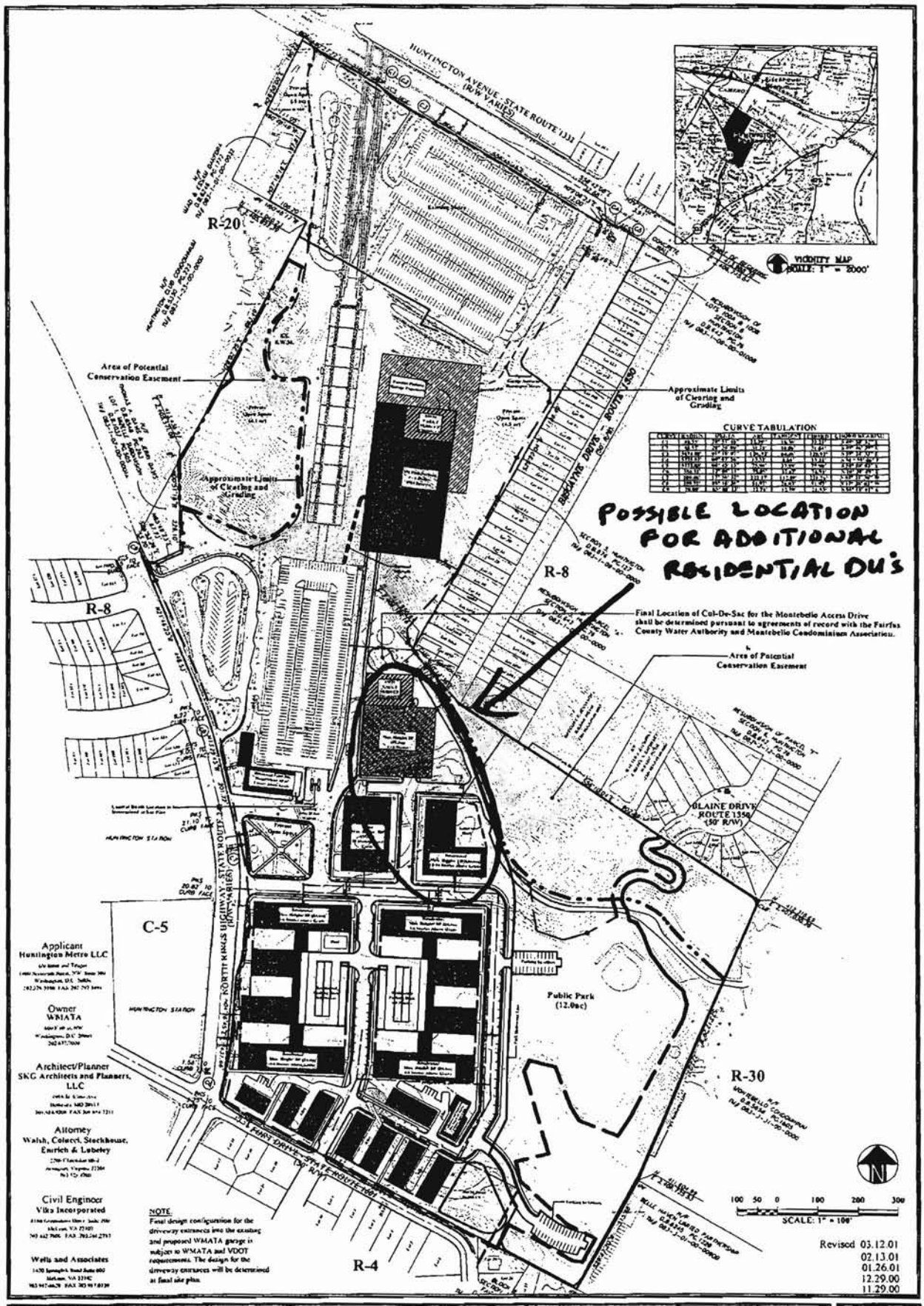
The approved PRM zoning for the Huntington Metro project fully utilizes the allowable densities under the Comprehensive Plan for the 58-acre site yet is only at 0.53 FAR. This nomination would increase the maximum FAR on the site to 0.58, still on the low end for TOD projects. The plan nomination calls for the additional residential units to be placed in high-rise structures within the 200-foot height ring called for in the Comprehensive Plan, and is generally consistent with plan recommendations for placement of building and interior circulation. Considering only the parcels designated for high-rise development in the approved zoning plan, the current FAR (office, residential, and retail) is 1.56. With the proposed increase in number of residential units, the proposed FAR in the high-rise parcels would increase to 2.31.

The attached mark-up of the approved Final Development Plan for the site shows the general area where additional residential units could be provided within the context of the existing/approved site circulation with excellent proximity to the Metro platform.

The Plan cites 10 criteria for development in the Transit Development Area. The proposed change in the Comprehensive Plan would better achieve the Plan objectives for the following criteria:

2. Proffer of a development plan that provides high quality site design, streetscaping, urban design and development amenities. The potential for additional residential units will allow for a higher level of amenities and design due to economies of scale from more units. It will also allow the potential for more diverse offerings to different market segments (e.g. seniors, workforce housing, etc.)

5. Provision of energy conservation features that will benefit future residents of the development. The provision of additional residential units within close walking distance at a terminal station of Metro with multiple bus lines will add ridership to Metro and bus transit without increasing daily work or other trips or demand for commuter parking. Also, additional units will result in economies of scale that can be invested in better energy and environmental features for the buildings.



Huntington Metro

Conceptual Development Plan/Final Development Plan

5

407

APR# 09-IV-16MV

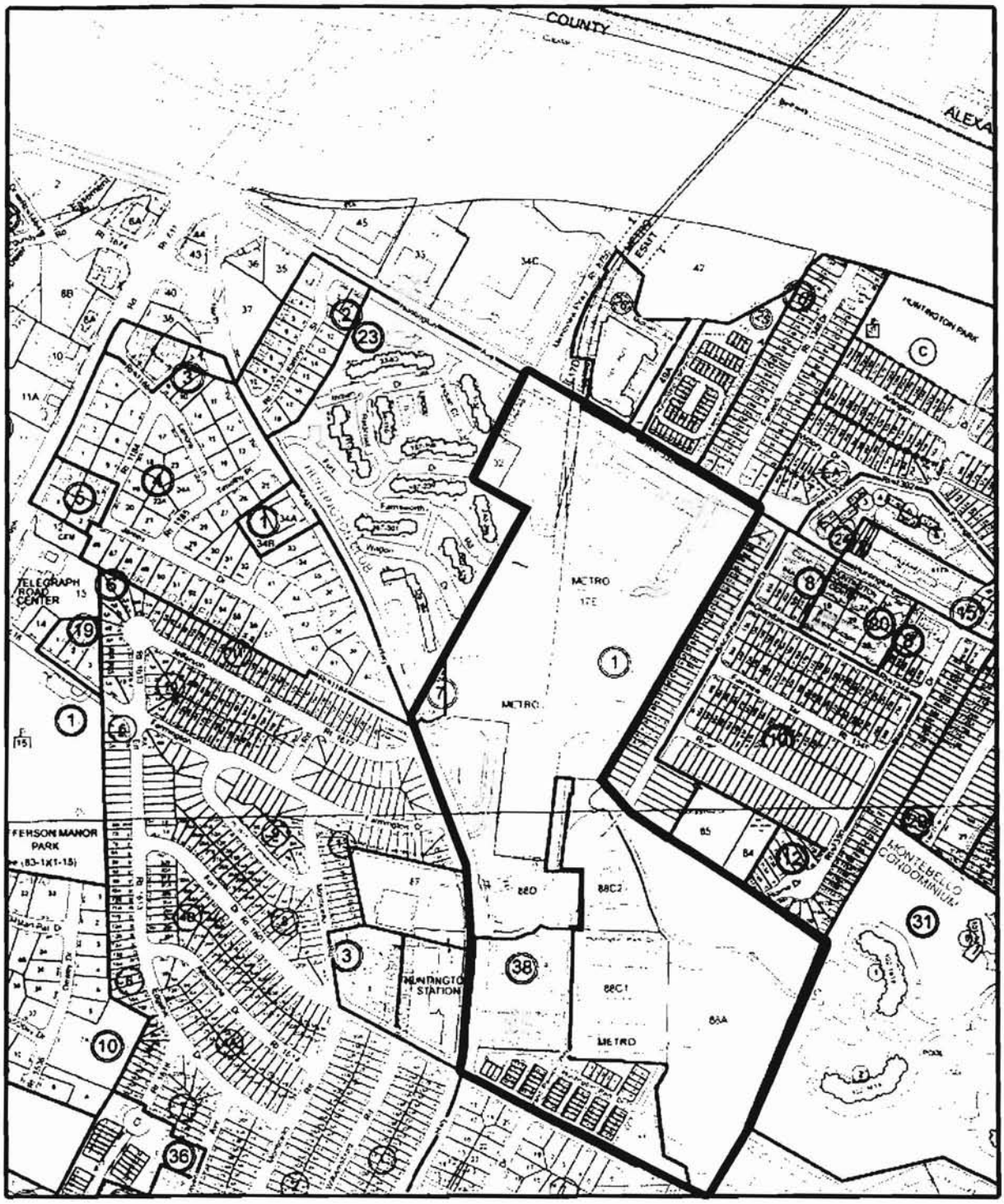
South County APR Nomination
Property Information Table
Huntington Metro, LLC

Tax Map Number	Street Address of Parcel	Property Owner	Owner's mailing address	Parcel Size/Acre	Signature/CRN
0833 01 0088A	N/A	Huntington Metro LLC	6862 Elm St Suite 650 McLean, VA 22101	12.72	
0833 01 0088C2	N/A	Huntington Metro LLC	6862 Elm St Suite 650 McLean, VA 22101	2.83	
0833 01 0088D	N/A	WMATA	600 5th St NW Washington, DC 20001	4.71	7009-0080-0002-2439-1973
0831 01 0017E	N/A	WMATA	600 5th St NW Washington, DC 20001	24.5	7009-0080-0002-2439-1966
0833 38 B	N/A	Home Properties Huntington Metro LLC	850 Clinton Sq Rochester, NY 14604	3.93	7009-0080-0002-2439-1461
0833 01 0088C1	N/A	Home Properties Huntington Metro LLC	850 Clinton Sq Rochester, NY 14604	4.27	7009-0080-0002-2439-1454
0833 38 A1	N/A	Pavilions at Huntington Metro, Community Asso.	ATTN DAVID SAULTER 10600 ARROWHEAD DR Fairfax, VA 22030	3.0076	7009-0080-0002-2439-1478
0833 38 0001	2475 Huntington Park Dr	Tamimi A. Ayoub	2475 Huntington Park Dr Alexandria, VA 22303	0.0334	7009-0080-0002-2439-1485
0833 38 0002	2473 Huntington Park Dr	Donald G. Crawford	2473 Huntington Park Dr Alexandria VA 22303	0.0262	7009-0080-0002-2439-1492
0833 38 0003	2471 Huntington Park Dr	Christian F. M Curry	2471 Huntington Park Dr Alexandria VA 22303	0.0334	7009-0080-0002-2473-1508
0833 38 0004A	2469 Huntington Park Dr	Robert W. Orr	2469 Hungtington Park Dr Alexandria, VA 22303	0.0306	7009-0820-0000-4273-2651
0833 38 0005A	2467 Huntington Park Dr	SOMO Investments LLC	2467 Huntington Park Dr Alexandria, VA 22303	0.0237	7009-0080-0002-2439-1089
0833 38 0006	2465 Huntington Park DR	Guang Yu	2465 Huntington Park Dr. Alexandria, VA 22303	0.025	7009-0080-0002-2439-1096
0833 38 0007A	2463 Huntington Park Dr	David W. Warner	2463 Huntington Park Dr. Alexandria, VA 22303	0.0237	7009-0080-0002-2439-1645
0833 38 0008A	2461 Huntington Park Dr	Reginald Rampaul	2461 Huntington Park Dr Alexandria, VA 22303	0.0306	7009-0080-0002-2439-1119
0833 38 0021A	2451 Huntington Park Dr	Yung Ni Living Trust 01Jan08	2451 Huntington Park Dr. Alexandria, VA 22303	0.0306	7009-0080-0002-2439-1126
0833 38 0022	2449 Huntington Park Dr	Joseph F. Heath	2449 Huntington Park Dr Alexandria, VA 22303	0.0257	7009-0080-0002-2439-1133
0833 38 0023	2447 Huntington Park Dr	Lois M. Delaney Tr	128 N Fayette St Alexandria, VA 22314	0.0257	7009-0080-0002-2439-1140
0833 38 0024	2445 Huntington Park Dr	Walter M. Knox II	7129 Huntley Creek Pl Unit S2 Alexandria, VA 22306	0.0257	7009-0080-0002-2439-1638
0833 38 0025	2443 Hungtington Park Dr	Michael John Sears	2443 Hungtinton Park Dr. Alexandria, VA 22303	0.0257	7009-0080-0002-2439-1164
0832 38 0026A	2441 Huntington Park Dr	Kimberly D. Thompson	2441 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0306	7009-0080-0002-2439-1171
0833 38 0027A	2421 Huntington Park Dr	Ian Glander	2421 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0306	7009-0080-0002-2439-1188
0833 38 0028	2423 Huntington Park Dr	Michael K. Scherzer	2423 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0257	7009-0080-0002-2439-1195
0833 38 0029	2425 Huntington Park Dr	Daniel X. Franklin	2425 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0257	7009-0080-0002-2439-1201
0833 38 0030	2427 Huntington Park Dr	Ari H. Friedman	2427 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0257	7009-0080-0002-2439-1218
0833 38 0031	2429 Huntington Park Dr	Rafael Estrada	2429 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0257	7009-0080-0002-2439-1225
0833 38 0032A	2431 Huntington Park Dr	Kohistany A. Shah	2431 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0306	7009-0080-0002-2439-1232
0833 38 0033A	2419 Huntington Park Dr	Robert Eddy	2419 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0306	7009-0080-0002-2439-1249
0833 38 0034	2417 Huntington Park Dr	Kevin Bae	2417 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0257	7009-0080-0002-2439-1256
0833 38 0035	2415 Huntington Park Dr	Joseph Heath	6501 PRINCETON DR ALEXANDRIA, VA 22307	0.0257	7009-0080-0002-2439-1263
0833 38 0036	2413 Huntington Park Dr	Ronald D. Conte	2413 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0257	7009-0080-0002-2439-1270
0833 38 0037	2411 Huntington Park Dr	Elmer M. Chao	2411 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0257	7009-0080-0002-2439-1287
0833 38 0038A	2409 Huntington Park Dr	Arthur J. Morrison	PO BOX 222164 WEST PALM BEACH, FL 33422	0.0306	7009-0080-0002-2439-1782
0833 38 0039	2408 Huntington Park Dr	Earl R. Brown	2408 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0492	7009-0080-0002-2439-1621
0833 38 0040	2406 Huntington Park Dr	Melinda L. Carginan	2406 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0356	7009-0080-0002-2439-1614
0833 38 0041	2404 Huntington Park Dr	Chris A. Davis	13514 STARGAZER TE CENTREVILLE, VA 20120	0.0356	7009-0080-0002-2439-1829
0833 38 0042	2402 Huntington Park Dr	Edward P. Majca	6853 ROLLING CREEK WY ALEXANDRIA, VA 22315	0.0356	7009-0080-0002-2439-1843
0833 38 0043	2400 Huntington Park Dr	David A. Neumann	2400 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0492	7009-0080-0002-2439-1850
0833 38 0044	2432 Huntington Park Dr	Norman L. Murray Jr	2432 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0492	7009-0080-0002-2439-1867
0833 38 0045	2434 Huntington Park Dr	Robert H. Kay	901 GEORGETOWN RIDGE CT MCLEAN, VA 22102	0.0356	7009-0080-0002-2439-1874
0833 38 0046	2436 Huntington Park Dr	Carolann Williams	2436 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0356	7009-0080-0002-2439-1881

South County APR Nomination
Property Information Table
Huntington Metro, LLC

Map/Parcel #	Street Address of Parcel	Property Owner	Owner's mailing address	Parcel Size/A	Signature/CRN
0833 38 0047	2438 Huntington Park Dr	Glenn E. Palmer	2438 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0356	7009-0080-0002-2439-1898
0833 38 0048	2440 Huntington Park Dr	Robert W. Powell	2440 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0492	7009-0080-0002-2439-1799
0833 38 0009A	5998 Grand Pavilion Way	Onur Cosnuk	5998 GRAND PAVILION WY ALEXANDRIA, VA 22303	0.0294	7009-0080-0002-2439-1904
0833 38 0010	5996 Grand Pavilion Way	Michael Beard	5996 GRAND PAVILION WY ALEXANDRIA, VA 22303	0.0253	7009-0080-0002-2439-1911
0833 38 0011	5994 Grand Pavilion Way	Chad A. Carbone	5994 GRAND PAVILION WY ALEXANDRIA, VA 22303	0.0253	7009-0080-0002-2439-1928
0833 38 0014A	5988 Gran Pavilion Way	Sean M. McLaughlin	1600 CLARENDON BLVD APT 401 ARLINGTON, VA 22209	0.0304	7009-0080-0002-2439-1935
0833 38 0016	5997 Grand Pavilion Way	Daniker Relmond P Van	5997 GRAND PAVILION DR FAIRFAX, VA 22303	0.0257	7009-0080-0002-2439-1539
0833 38 0019	5991 Grand Pavilion Way	Oanh-Mai Thi Nguyen	9921 SQUIRES CREST LN VIENNA, VA 22182	0.0257	7009-0080-0002-2439-1546
0833 38 0020A	5989 Grand Pavilion Way	Charles Michael Lekas	5211 BRAWNER PL ALEXANDRIA, VA 22304	0.0306	7009-0080-0002-2439-1553
0833 38 0012	5992 Grand Pavilion Way	Daniel E. Bato	5992 GRAND PAVILION WAY ALEXANDRIA, VA 22303	0.0253	7009-0080-0002-2439-1560
0833 38 0013	5990 Grand Pavilion Way	Steven D. Tibbets	5990 GRAND PAVILION WAY ALEXANDRIA, VA 22303	0.0253	7009-0080-0002-2439-1577
0833 38 0015A	5999 Grand Pavilion Way	George C. Ledec	5999 GRAND PAVILION WAY ALEXANDRIA, VA 22303	0.0306	7009-0080-0002-2439-1805
0833 38 0017	5995 Grand Pavilion Way	Yan Tr Guo	10687 WATER FALLS LA VIENNA, VA 22182	0.0257	7009-0080-0002-2439-1942
0833 38 0018	5993 Grand Pavilion Way	Xiaoyun Xu	5993 GRAND PAVILION WAY ALEXANDRIA, VA 22303	0.0257	7009-0080-0002-2439-1522
n/a	VDOT Dedication	VDOT	n/a	0.5647	n/a
n/a	VDOT Dedication	VDOT	n/a	0.0608	n/a
n/a	VDOT Dedication	VDOT	n/a	0.0672	n/a
TOTAL				58.1143	

South County APR
Map of Subject Property



Huntington Metro, LLC
APR# 09-IV-16MV
Page 10 of 13

Cerdeira, Lilian

From: Teague, Neel [nteague@stoutandteague.com]
Sent: Wednesday, October 21, 2009 3:38 PM
To: Mason, Lindsay A.
Cc: Cerdeira, Lilian; Remer, Christopher B.
Subject: RE: APR Nomination PC 2009-045; Huntington Metro, Land Units E & F
Attachments: APR Nomination PC 2009-045 property map rev10-21-09.pdf

Dear Ms. Mason:

In response to your request for clarification, I am submitting with this email a revised "Map of the Subject Property" excluding the two parcels that are not listed in the Property Information Table. We had not intended that either Parcel 83-1((1)) 32 or Parcel 83-1 ((7)) 1A be included in this nomination, so the first map was simply drawn incorrectly.

I hope this clarification is satisfactory, and you can substitute the corrected map in the APR nomination. I we need to submit any additional materials in this regard, please let me know.

Since this change does not alter the list of property owners within the subject property affected by the nomination, I don't believe any supplemental notice is required under APR guidelines. If such notice is required, please let us know and we will send it out.

Please let me know if you have any additional questions or concerns.

Neel Teague
STOUT and
TEAGUE
Property Development, Management & Advisory Services
6862 Elm Street, Suite 650, McLean, VA 22101
Tel: 703.245.9950 Fax: 703.245.9955
www.stoutandteague.com
Please consider the environment before printing this e-mail

From: Mason, Lindsay A. [mailto:Lindsay.Mason@fairfaxcounty.gov]
Sent: Wednesday, October 21, 2009 2:33 PM
To: Teague, Neel
Cc: Cerdeira, Lilian; Mason, Lindsay A.; Remer, Christopher B.
Subject: APR Nomination PC 2009-045; Huntington Metro, Land Units E & F

Neel Teague for Huntington Metro, LLC
c/o Stout and Teague
6862 Elm Street, Suite 650
McLean, VA 22101

RE: APR Nomination PC 2009-045; Huntington Metro, Land Units E & F

Dear Mr. Teague:

The purpose of this e-mail (a copy of which will be retained for the record) is to formally advise you that the above referenced 2009-2010 South County APR Nomination PC-2009-045 has been received by the

Department of Planning and Zoning. I have reviewed the nomination as to its compliance with the submission requirements as set forth in the *Guide to the 2009-2010 South County Area Plans Review* and have the following point of clarification:

- The "Map of Subject Property" you include with your nomination includes two parcels that are not listed in the Property Information Table. Parcel 83-1((1)) 32 is part of Land Unit I. Parcel 83-1 ((7)) 1A is in Land Unit E, but is planned for office use and was not part of the WMATA property PRM rezoning (RZ 2000-MV-046). The Plan text amendments you have shown in your submission would not affect these two parcels. If you do not intend to include these parcels in your nomination, please submit a revised map of the subject property. If you do intend to include either or both parcels in your nomination you will need to comply with the notification requirements as described on pages 15 and 16 of the 2009-2010 South County Area Plans Review Guide, and submit a revised map of the subject property if necessary.

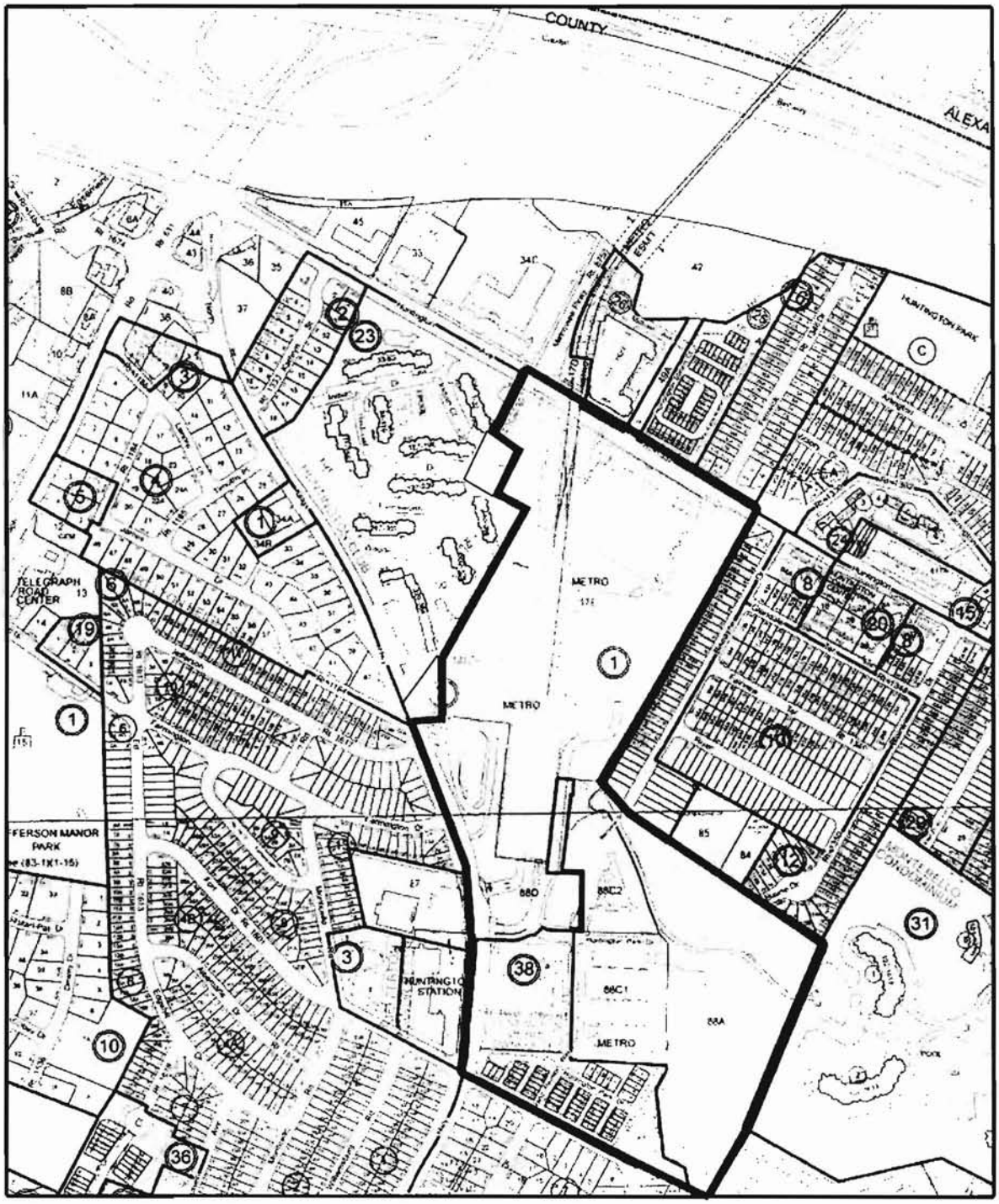
Failure to provide this information to the Department of Planning and Zoning by November 4, 2009, will cause the nomination to be rejected.

I am the Department of Planning and Zoning staff member assigned to review your nomination for technical compliance with the application. Please address your response or questions to me at Lindsay.mason@fairfaxcounty.gov.

Sincerely,

Lindsay A. Mason
Fairfax County Department of Planning & Zoning
12055 Government Center Pkwy., Suite 730
Fairfax, VA 22035
703.324.1382
(fax) 703-324-3056

South County APR
Map of Subject Property



Huntington Metro, LLC

APR# 09-IV-16MV
Page 13 of 13

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A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **APR ITEM:** 09-IV-18MV

NOMINATOR: Patrick Rea, Mount Vernon Council of Citizens' Associations

ACREAGE: 11.72

TAX MAP I.D. NUMBERS: 101-4 ((1)) 5A; 101-4 ((7)) 1; 101-4 ((8))(O) 1A,1B

GENERAL LOCATION: East corner of Richmond Highway and Mohawk Lane.

PLANNING AREA: IV
District: Mount Vernon
Sector: Mount Vernon (MV7)
Special Area: South County Center CBC (Sub-unit B-2)

ADOPTED PLAN MAP: Public facilities

ADOPTED PLAN TEXT: Public facilities and institutional.

For complete plan text see http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/mtvernon1.pdf

PROPOSED PLAN AMENDMENT: Add language to more specifically outline future uses and retention of open space.

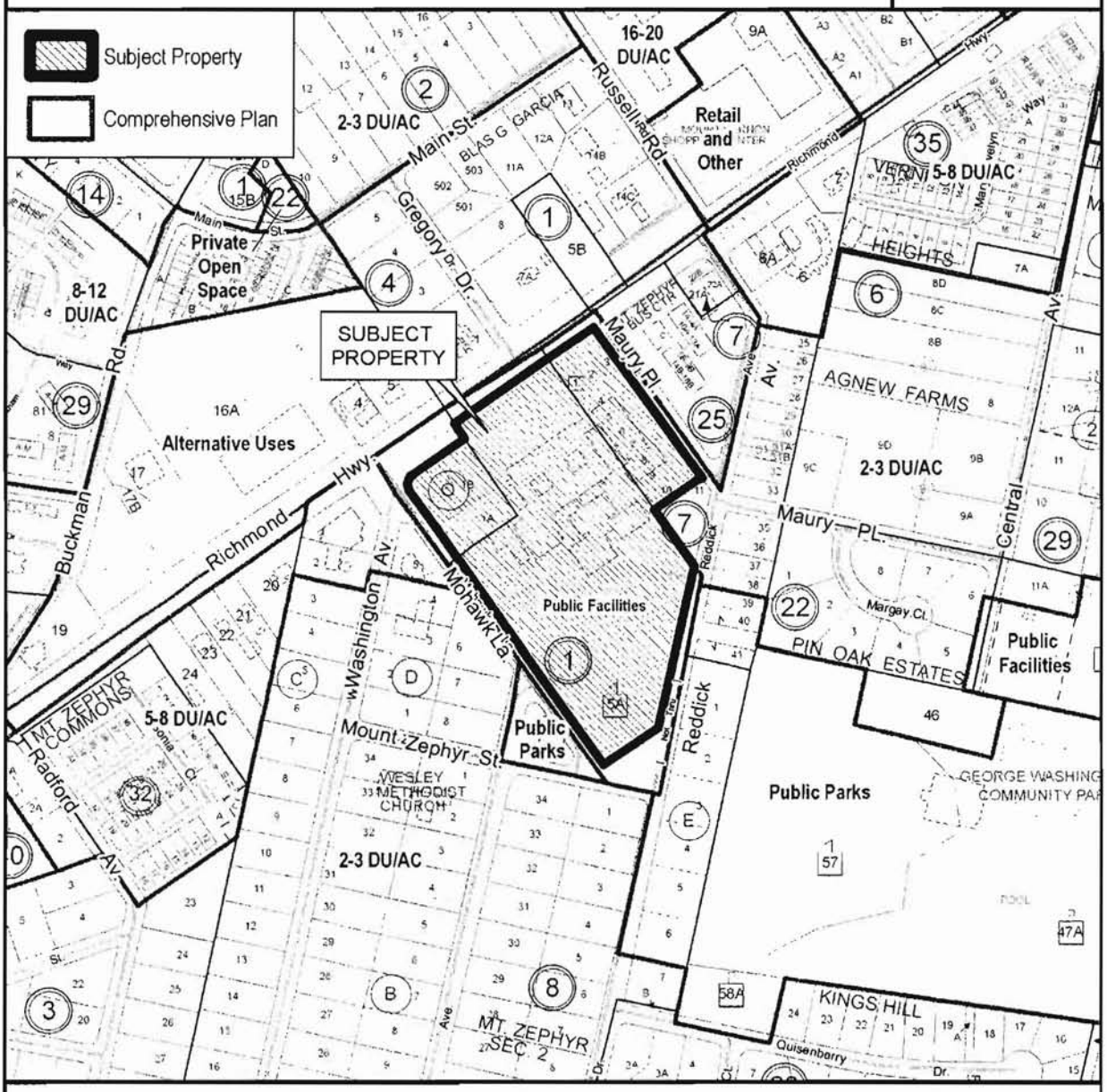
SUMMARY OF STAFF RECOMMENDATION

___ Approve Nomination as submitted
_x_ Approve Staff Alternative
___ Retain Adopted Plan

Staff supports the nomination, but proposes an alternative that would modify language about existing open space and state that it be retained subject to the Board of Supervisors' approval.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR #
09-IV-18MV
MT VERNON



Subject Property Current Plan: Public facilities and institutional.

Nominated Plan Change: Add language to more specifically outline future uses and retention of open space.

Staff Recommendation: Approve staff alternative to modify proposed language regarding open space.

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2010

CONTEXT

General Location

The nomination is located on the east corner of Richmond Highway and Mohawk Lane.

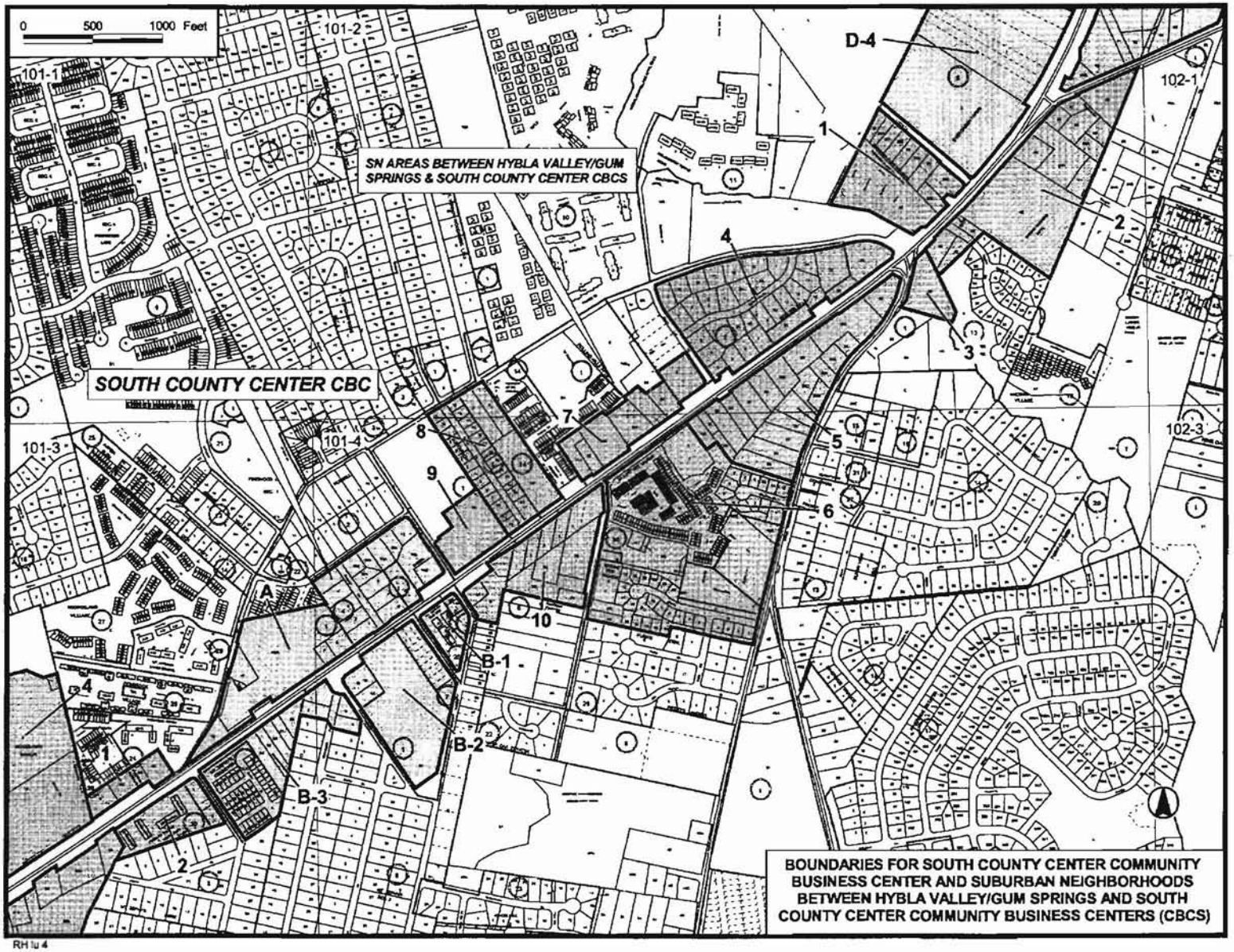
Existing and Planned Land Use and Zoning

Subject Property: The Comprehensive Plan guidance for the 11.72-acre subject property is located in Land Unit B-2 of the South County Center CBC. The Old Mount Vernon High School site in Land Unit B-2 is planned for public facilities use, and the two parcels at the northeast corner of Richmond Highway and Mohawk Lane are planned for institutional use. The subject property currently contains the Islamic Saudi Academy, recreational fields, and a 2,628-square-foot restaurant. Land fronting Richmond Highway is zoned C-8, and the remainder of the subject property is zoned R-2.

Adjacent Area:
North and West: Retail uses and a county office to the northwest across Richmond Highway in Land Unit A of the South County Center CBC are planned for office and/or retail and/or mixed uses at an intensity of .70 FAR. Retail and residential uses are located to the west of the subject property, across Mohawk Lane. The parcels proximate to Richmond Highway are within Land Unit B-3 of the South County Center CBC, and are planned for residential use at a density up to 5-8 du/ac. As an option, the parcels immediately west of the subject property are planned for retail and/or office use at an intensity up to .35 FAR. These parcels are zoned C-8. Remaining land to the west of the subject property is planned for residential use at a density up to 2-3 du/ac and public parks use, and is zoned R-2.
South and East: Athletic fields to the south of the subject property are planned for public parks use. The Mount Zephyr Business Center across Maury Place to the east is located within Land Unit B-1 of the South County Center CBC and is planned for office and/or retail use at an intensity up to .35 FAR with 40-foot maximum building heights. These areas are zoned R-2 and C-8.

PLANNING HISTORY

The subject property was the subject of APR nomination 02-IV-26MV during the 2002 South County Area Plans Review. This nomination, which was approved by the Board of Supervisors in November 2002, created the South County Center Community Business Center (CBC). The subject property was relabeled as Sub-unit B-2 in the CBC; however, there was no change in the land use or intensity recommendations.



BOUNDARIES FOR SOUTH COUNTY CENTER COMMUNITY BUSINESS CENTER AND SUBURBAN NEIGHBORHOODS BETWEEN HYBLA VALLEY/GUM SPRINGS AND SOUTH COUNTY CENTER COMMUNITY BUSINESS CENTERS (CBCS)

RH lu 4

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, as amended through 3-9-2010, Richmond Highway Corridor Area, Land Unit B-2, page 57:

"Sub-unit B-2

The Old Mount Vernon High School located on the east side of Richmond Highway between Maury Place and Mohawk Lane is planned for public facilities use. The school should be retained in County ownership and preserved as a local historic site. The two parcels located at the northeast corner of Richmond Highway and Mohawk Street adjacent to the Old Mount Vernon High School are planned for institutional use. Any design and development plan should be compatible with the historic nature of the Old Mount Vernon High School. Uses of this site may include a community recreation center and a performing and visual arts center. These uses are consistent with the Richmond Highway revitalization goals and present an opportunity for a community activity center and adaptive reuse of the site."

The Comprehensive Plan Map shows the subject property as planned for public facilities.

NOMINATED PLAN AMENDMENT

The nomination proposes to add language that would emphasize educational use for the Old Mount Vernon High School. Buildings on the property are described in further detail, and text is added stating that peripheral buildings would be appropriate for non-profit use. Additionally, the nominated text proposes to retain the existing ball fields and open space currently on the subject property. The complete nomination is shown as Attachment I.

ANALYSIS

Land Use

The Old Mount Vernon High School was completed in 1939 and is on Fairfax County's Inventory of Historic Sites. In accordance with the Policy Plan and Mount Vernon District-wide recommendations, efforts should be made to preserve recorded heritage resources for the benefit of present and future generations. The proposed nomination seeks to preserve the character of the site by clarifying uses that are appropriate for the subject property.

Tax Map Number 101-4 ((1)) 5A is owned by the Fairfax County Board of Supervisors. Currently, the southern 2.32 acres of the property is leased to the Fairfax County Park Authority through December 31, 2012, with an automatic option to extend the agreement for an additional 25 years. This agreement permits the property to be used for park and recreational purposes only and requires the Park Authority to provide all necessary maintenance and repair. Additionally, the Board of Supervisors has a lease agreement with the Royal Embassy of the Kingdom of Saudi Arabia that is valid through June 30, 2011. The lease agreement permits usage of the outdoor athletic and recreation areas within specific hours and requires the tenant to provide full

maintenance. Since the property is owned by the Board of Supervisors, the Board has the final authority on the use of the site.

Transportation
The proposed change in plan text would have no effect on trip generation from the site. The site is already constructed at an intensity of 0.33 FAR, and there is no proposed change in allowable land use, just clarifying language. Therefore, there would be no traffic impact, nor any resulting adversities on the proximate transportation network.

Richmond Highway, designated as a Principal Arterial, is shown on the Fairfax County Transportation Plan Map as a six-lane improved arterial. The roadway is currently four lanes in width, with right-of-way (ROW) ranging from 85 to 150 feet, approximately. Richmond Highway is shown as an Enhanced Public Transportation Corridor (EPTC) on the Plan, with a range of transit options to be studied in the future. The existing cross section and ROW width do not meet the standard established in the Fairfax County Transportation Policy Plan. A 176-foot typical cross-section was established for Richmond Highway as a result of a collaborative effort to account for vehicular, bicycle/pedestrian and future transit needs within the corridor. Further review and analysis may indicate a need for additional right-of-way dedication along the frontage of the nominated parcels. Any development of this site should accommodate these improvements to Richmond Highway.

Efficient internal circulation and parking should be developed for the site. Connectivity within the proposed site, as well as to and from external streets and neighboring developments should be provided to ease the impact to Richmond Highway. Site access should limit driveways, curb cuts and median breaks, while minimizing conflicts with traffic. Access should be provided via Mohawk Lane and Maury Place with full access on Richmond Highway prohibited. Further review and analysis is required to determine if the existing right-in, right-out access on Richmond Highway should remain.

Currently, this portion of Richmond Highway is served by the Richmond Highway Express (REX) and Fairfax Connector Route 171. The Draft Fairfax County Transit Development Plan dated September 2009 recommends enhancing REX service, restructuring Route 171 and adding a new Route 371. Redevelopment of this site should accommodate efficient transit operations within the vicinity and provide access to its occupants.

The Fairfax County Countywide Trails Plan shows a major paved trail along Richmond Highway and minor paved trails along Maury Place, Mount Zephyr Street, Reddick Avenue, and Central Avenue. Development of this site should accommodate the planned trail improvements and efforts should be made to connect internal bicycle/pedestrian facilities with existing and planned County facilities.

RECOMMENDATION

The nomination proposes to clarify that non-profit uses would be appropriate in accessory buildings of the Old Mount Vernon School. Additionally, this nomination would add language

to retain the existing ball fields and open space on the south side of the subject property. These proposed text changes provide further guidance for the future reuse of the Old Mount Vernon School and the subject property. Staff recommends approval of a staff alternative that modifies proposed language regarding the retention of open space, adding that this should be subject to the Board of Supervisors' approval.

PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, as amended through 3-9-2010, Richmond Highway Corridor Area, Land Unit B-2, page 57:

"**Sub-unit B-2**

The Old Mount Vernon High School is located on the east side of Richmond Highway between Maury Place and Mohawk Lane ~~is planned for public facilities use~~. The school should be retained in County ownership and preserved as a local historic site. The building is planned for public facilities use, primarily for educational use. The campus includes a main building that is surrounded by, and attached to, smaller structures. Ancillary institutional uses to support non-profit services may be appropriate in the peripheral buildings. Existing county-owned open space at the rear of the property should be retained as publicly accessible park space, subject to Board of Supervisors' approval.

Tax Map Parcels 101-4 ((8))(O) 1A and 1B, which are ~~The two parcels~~ located at the northeast corner of Richmond Highway and Mohawk Street adjacent to the Old Mount Vernon High School are planned for institutional use. ~~Any design and development plan should be compatible with the historic nature of the Old Mount Vernon High School.~~ Uses ~~of this site~~ may include a community recreation center and a performing and visual arts center. ~~These uses are consistent with the Richmond Highway revitalization goals and present an opportunity for a community activity center and adaptive reuse of the site.~~

Any design and development plan should be compatible with the historic nature of the Old Mount Vernon High School. These uses are consistent with the Richmond Highway revitalization goals and present an opportunity for a community activity center and adaptive reuse of the site."

NOTE: The Comprehensive Plan Map would not change.

ATTACHMENT I

NOMINATED PLAN TEXT

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, as amended through 3-9-2010, Richmond Highway Corridor Area, Land Unit B-2, page 57:

"**Sub-unit B-2**

The Old Mount Vernon High School located on the east side of Richmond Highway between Maury Place and Mohawk Lane ~~is planned for public facilities use~~. The school should be retained in County ownership and preserved as a local historic site. The building is planned for public facilities use, primarily for educational use. The campus includes a main building that is surrounded by, and attached to, smaller structures. Ancillary institutional uses to support non-profit services may be appropriate in the peripheral buildings. The ball fields at the rear of the property and existing open space should be retained.

Tax Map Parcels 101-4 ((8))(O) 1A and 1B, which are ~~The two parcels~~ located at the northeast corner of Richmond Highway and Mohawk Street adjacent to the Old Mount Vernon High School are planned for institutional use. ~~Any design and development plan should be compatible with the historic nature of the Old Mount Vernon High School.~~ Uses ~~of this site~~ may include a community recreation center and a performing and visual arts center. ~~These uses are consistent with the Richmond Highway revitalization goals and present an opportunity for a community activity center and adaptive reuse of the site.~~

Any design and development plan should be compatible with the historic nature of the Old Mount Vernon High School. These uses are consistent with the Richmond Highway revitalization goals and present an opportunity for a community activity center and adaptive reuse of the site."

ISA former Old Mount Vernon Highschoo, APR# 09-IV-18MV

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.

THIS BOX FOR STAFF USE ONLY
Date Received: 9/15/09
Date Accepted: 10-6-09 cor
Planning District: MV
Special Area:

PART 1. NOMINATOR/AGENT INFORMATION

Name: Patrick Rea - MVCCA Daytime Phone: 703-385-3322

Address: Mount Vernon Council of Civic Associations, P.O. Box 203, Mount Vernon, VA, 22121.

Nominator E-mail Address: Prea1@cox.net

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

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.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: ~~13~~ 4

Total aggregate size of all nominated parcels (in acres and square feet): ~~13.43~~ 11.72 acres ~~585,011~~ 510,523 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: See attached Attachment 1

b. CURRENT PLAN MAP RECOMMENDATION: Public facilities, governmental and institutional.

c. CURRENT ZONING DESIGNATION: R-2, C-8.

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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). Clarify that limited expansion may be appropriate and the types of uses should be educational, nonprofit; ballfields should be retained with conditions. Attach-

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?) Campus style low rise buildings served by 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: ~~.29~~ .33 TOTAL Gross Square Feet: 170,000

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional	100%	170,000
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	**100%**	170,000

**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 (Circle 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)			
TOTAL:			

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 August 3, 2009 and September 16, 2009 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
101-4((7)) 1-10	8323 Richmond Highway	Board of Supervisors, Fairfax Co.		1.7	7009 0080 0002 2475 6277
101-4((1)) 5A	8333 Richmond Highway	Same as above.	Same as above.	10.6	7009 0080 0002 2475 6260
101-4((8)) (O) 1A	8339 Richmond Highway	Le Restaurant, Inc.		0.44	7009 0080 0002 2475 6284
101-4((8)) (O) 1B	Same as above.	Same as above.	Same as above.	0.69	7009 0080 0002 2475 6291

Attachment 1 – Current Comprehensive Plan Language

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition AREA IV Mount Vernon Planning District, Amended through 1-26-2009 **Richmond Highway Corridor Area Page 57 SOUTH COUNTY CENTER COMMUNITY BUSINESS CENTER**

Figure 11 indicates the geographic location of this Community Business Center (CBC). The South County Center is the focal point of this CBC. The center provides space for the Community Health Center, the General District Court, the Juvenile Domestic Court and other service providers. Diverse land uses are located within the CBC and in addition to the South County Government Center, includes residential neighborhoods with retail and office uses located closeby.

Land Unit A
The area bordered by Russell Road, Main Street, Buckman Road and Richmond Highway is planned for office and/or retail and/or mixed use at an intensity of 0.70 FAR. Any development proposal should meet the following conditions:

• Effective buffering and screening to residential uses;

• Building heights are tapered down to provide an appropriate transition to the existing residential communities;

• Urban design elements such as streetscaping, public art and pedestrian plazas that will denote this area as a focal point should be provided. The urban design guidelines found at the end of this Plan are to be used as a guide.

Sub-unit B-1
Mount Zephyr Business Center is planned for office and/or retail use up to .35 FAR with maximum building heights of 40 feet.

Sub-unit B-2
The Old Mount Vernon High School located on the east side of Richmond Highway between Maury Place and Mohawk Lane is planned for public facilities use. The school should be retained in County ownership and preserved as a local historic site. The two parcels located at the northeast corner of Richmond Highway and Mohawk Street adjacent to the Old Mount Vernon High School are planned for institutional use. Any design and development plan should be compatible with the historic nature of the Old Mount Vernon High School. Uses of this site may include a community recreation center and a performing and visual arts center. These uses are consistent with the Richmond Highway revitalization goals and present an opportunity for a community activity center and adaptive reuse of the site.

Sub-unit B-3
This area includes properties located on the east side of Richmond Highway between Mohawk Lane and Radford Avenue and is planned for residential use at 5-8 dwelling units per acre. Substantial lot consolidation should be achieved and a landscaped open space buffer should be provided adjacent to the existing residential community. As an option, the area

from Mohawk Lane to and including Tax Map 101-3((1))20 may be appropriate for retail and/or office use at .35 FAR in order to create a gateway into the Mount Zephyr community. The design of the retail and/or office use should be compatible in scale and appearance with the residential neighborhood.

- Non-residential uses should be oriented to Richmond Highway and Mohawk Lane and building heights should be tapered down toward the existing single-family area;

ATTACHMENT 2

RECOMMENDED COMPREHENSIVE PLAN TEXT CHANGES

OLD MOUNT VERNON HIGH SCHOOL/ ISA BUILDING

Sub-unit B-2

The Old Mount Vernon High School located on the east side of Richmond Highway between Maury Place and Mohawk Lane ~~is planned for public facilities use~~. The school should be retained in County ownership and preserved as a local historic site. The building is planned for public facilities use, primarily for educational use. The campus includes a main building that is surrounded by, and attached to, smaller structures. Ancillary institutional uses to support non-profit services may be appropriate in these peripheral buildings. The ball fields at the rear of the property and existing open space should be retained

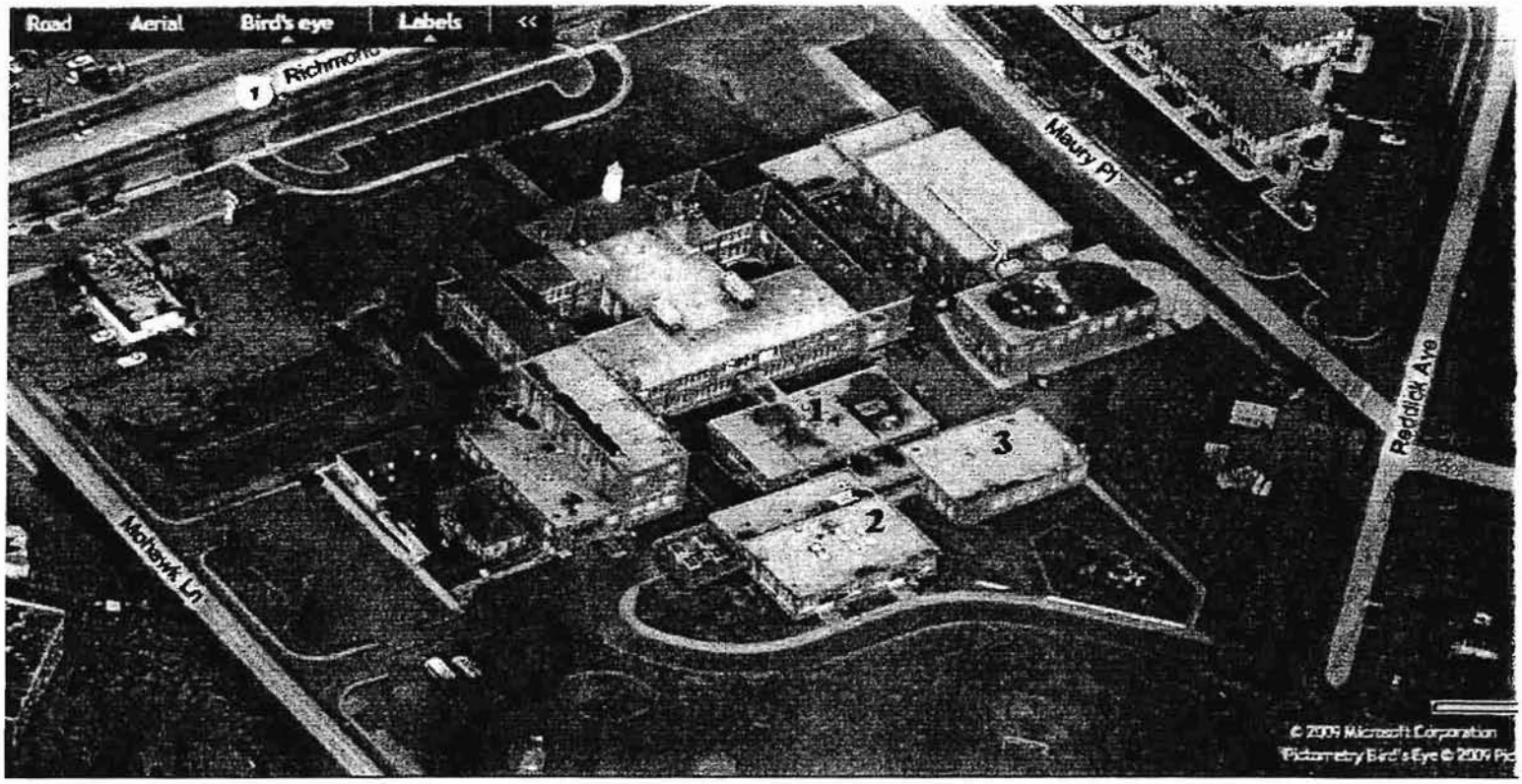
Tax map parcels 101-4 ((08))O 1A and 1B, which are ~~The two parcels~~ located at the northeast corner of Richmond Highway and Mohawk Street adjacent to the Old Mount Vernon High School are planned for institutional use. ~~Any design and development plan should be compatible with the historic nature of the Old Mount Vernon High School.~~ Uses ~~of this site~~ may include a community recreation center and a performing and visual arts center. ~~These uses are consistent with the Richmond Highway revitalization goals and present an opportunity for a community activity center and adaptive reuse of the site~~

Any design and development plan should be compatible with the historic nature of the Old Mount Vernon High School. These uses are consistent with the Richmond Highway revitalization goals and present an opportunity for a community activity center and adaptive reuse of the site.

Attachment 3

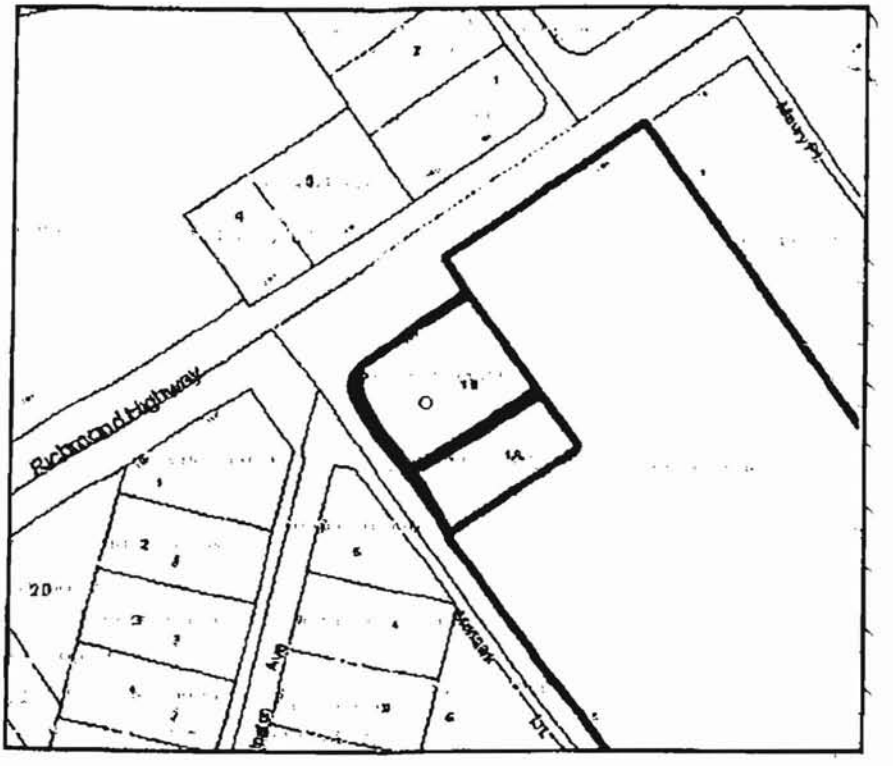
Justification

The current plan text calls for "public facilities' for the site and in some area's "institutional use". This nomination lays out a more coordinated vision which more specifically outlines the uses for the future use of the property. Retaining the main building of the Old Mount Vernon School site for "educational use" would preserve its current use and provide for the future an institution for post primary learning. The buildings adjacent to the Old Mount Vernon School on the side of Richmond Highway and Mohawk St. would continue to be utilized for "institutional use" for non-profits and would be complimented with the three buildings in the rear for similar use. The ballfield and open space in the rear of the Old Mount Vernon High School would be retained as useable public open space for the community. The assemblage of the retail site at the intersection of Richmond Highway and Mohawk St. would provide for greater parking and circulation of traffic on site as well improved pedestrian walkways and connectivity to existing pedestrian paths and walkways. It is also recommended that any major renovation to any part of the site be conducted under LEED Silver standards to improve the impact of the site on the environment and that renovation be compatible with the historic nature of the Old Mount Vernon High School building.


Road
Aerial
Bird's eye
Labels
Richmond
Maury Pl
Reddick Ave
Mohawk Ln
1
2
3
© 2009 Microsoft Corporation

MAP #: 1014 01 0005A
BOARD OF SUPERVISORS FAIRFAX COUNTY

8333 RICHMOND HY



Aerial imagery © 2007 Commonwealth of Virginia

Source: Fairfax County Department of Tax Administration, Real Estate Division.

Rybold, Kimberly M.

From: Patrick Rea [prea1@cox.net]
Sent: Tuesday, October 27, 2009 4:52 PM
To: Rybold, Kimberly M.
Cc: Kahan Dhillon; katherine ward
Subject: Re: 2009-2010 South County APR Nomination PC 2009-018

Kimberly:

We accept your clarifications below.

Patrick Rea
703-385-3322

----- Original Message -----
From: Rybold, Kimberly M.
To: Prea1@cox.net
Sent: Thursday, October 15, 2009 12:15 PM
Subject: 2009-2010 South County APR Nomination PC 2009-018

Patrick Rea
Mount Vernon Council of Civic Associations
P.O. Box 203
Mount Vernon, VA 22121

RE: South County APR Nomination: 11.72 acres in the Mount Vernon (MV7) Community Planning Sector

Dear Mr. Rea:

The purpose of this e-mail (a copy of which will be retained for the record) is to formally advise you that the above referenced South County APR Nomination, assigned a temporary ID number of PC 2009-018, has been received by the Department of Planning and Zoning. I have reviewed the nomination as to its compliance with the submission requirements as set forth in the *2009-2010 South County Area Plans Review Guide* and have the following concerns:

- In Part 3: Property Information Table, you have listed the size of tax map number 101-4 ((1)) 5A as 10.6 acres. Tax map records indicate that the size of this parcel is 8.89 acres. With this revision, I have calculated the total area of your nomination to be approximately 11.72 acres, or 510,523 square feet.
- In Part 4g: Total Floor Area Ratio Proposed and Total Gross Square Feet, you have proposed 170,000 square feet of public facility, government, and institutional use at .29 FAR. As a result of the clarification above, 170,000 square feet of development would result in a density of .33

FAR.

- In Part 5: Map of Subject Property, the map you attached does not show the entire nominated area. I have attached a revised map that outlines the entire subject property.

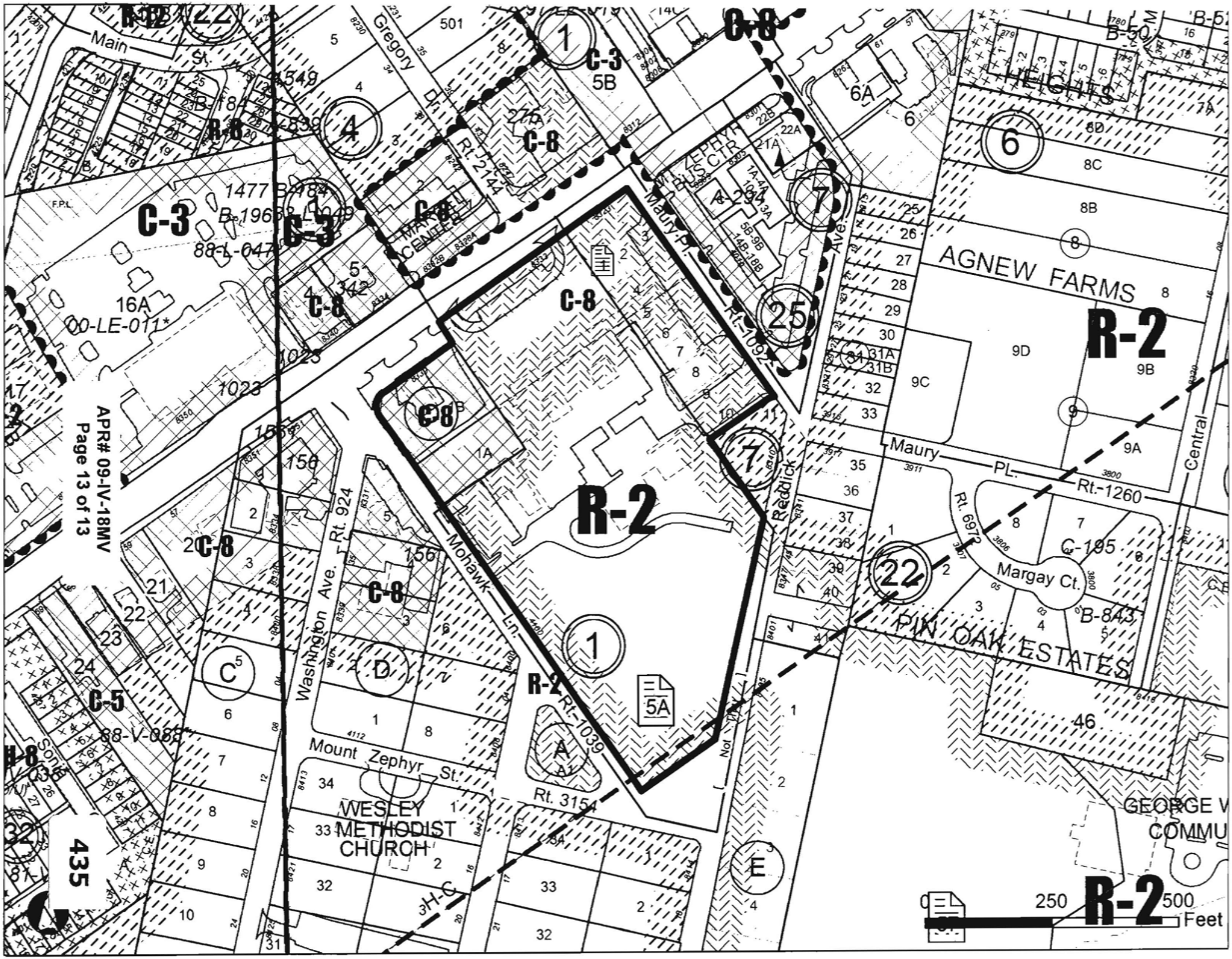
Please respond to this email and indicate that you wish to accept the suggested clarifications and property map and I will make these changes on the nomination form.

Please confirm that this is your understanding as soon as possible. Failure to do so by October 29, 2009 may cause the nomination to be rejected.

I am the Department of Planning and Zoning staff member assigned to review your nomination for technical compliance with the application. Please address your response or questions to me at kimberly.rybold@fairfaxcounty.gov.

Sincerely,

Kimberly M. Rybold
Fairfax County Department of Planning & Zoning
Planning Division
12055 Government Center Pkwy, Suite 730
Fairfax, Virginia 22035
703.324.1380 (office)
703.324.3056 (fax)


APR# 09-IV-18MV
Page 13 of 13
R-2
C-8
C-3
C-5
R-8
Main St.
Gregory Dr.
Rt. 2144
Maury Pl.
Rt. 1092
Ave.
Maury PL.
Rt.-1260
Central
AGNEW FARMS
HEIGHTS
PIN OAK ESTATES
Margay Ct.
C-105
B-843
Reddick
Mohawk Ln.
Rt. 1039
Rt. 3154
Washington Ave.
Rt. 924
Mount Zephyr St.
WESLEY METHODIST CHURCH
MARKET CENTER
ZEPHYR BUS CTR
00-LE-011*
88-L-047
88-V-088
B-1963
GEORGE W
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A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **APR ITEM:** 09-IV-19MV

NOMINATOR:	Patrick Rea, Mount Vernon Council of Citizens' Associations
ACREAGE:	26.4
TAX MAP I.D. NUMBERS:	101-3((1))28,29B,29C,30,30B,30C,31B,31C,32,33; 101-3((9))(1) All; 101-3((9))(2)B
GENERAL LOCATION:	Southeast side of Richmond Highway generally near Forest Place intersection.
PLANNING AREA:	IV
District:	Mount Vernon
Sector:	Mount Vernon (MV7)
Special Areas:	Richmond Highway Corridor, Suburban Neighborhood Area between South County Center and Woodlawn CBCs, Recommendations 3 and 6
ADOPTED PLAN MAP:	Residential 5-8 dwelling units per acre (du/ac), Residential 2-3 du/ac
ADOPTED PLAN TEXT:	Residential use at a density up to 5-8 du/ac. Option for residential use at a density up to 8-12 du/ac (75% of land area), retail and office at an intensity up to .35 FAR (25% of land area) with conditions in Area 6. Option for non-residential mixed use up at an intensity to .50 FAR with full consolidation in Areas 3 and 6.
For complete plan text see	http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/mtvernon1.pdf
PROPOSED PLAN AMENDMENT:	Option for residential use at a density up to16-20 du/ac (75% of land area); retail and office at an intensity up to .35 FAR (25% of land area) with conditions or at an intensity up to .50 FAR with conditions.

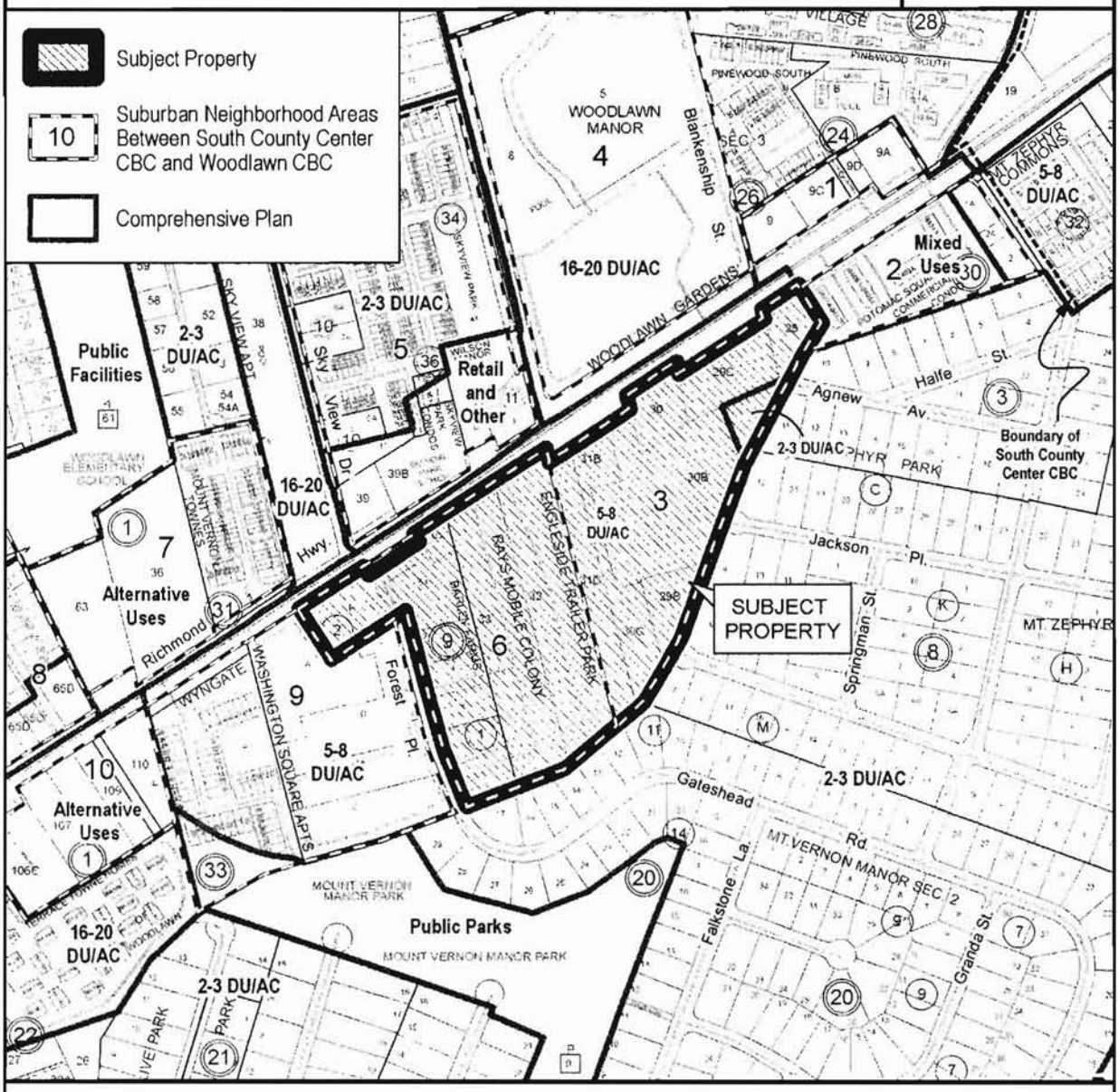
SUMMARY OF STAFF RECOMMENDATION

___ Approve Nomination as submitted
_x_ Approve Staff Alternative
___ Retain Adopted Plan

Staff supports an alternative to the nomination that would accept the option for intensity up to .50 FAR but adds conditions related to parks and transportation impacts. Areas 3 and 6 would be combined into one recommendation.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR #
09-IV-19MV
MT VERNON



Subject Property Current Plan: Residential 5-8 du/ac. Option: Residential 8-12 du/ac (75%), retail and office up to .35 FAR (25%) with conditions in Area 6. Option: Mixed use up to .50 FAR with conditions in Areas 3 and 6.

Nominated Plan Change: Residential 5-8 du/ac. Option: Residential 16-20 du/ac (75%); retail and office up to .35 FAR (25%) with conditions or up to .50 FAR with conditions.

Staff Recommendation: Approve staff alternative to remove .35 FAR option and add conditions related to transportation and parks.

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2010

CONTEXT

General Location

The nomination is located on the southeast side of Richmond Highway, generally near the Forest Place intersection.

Existing and Planned Land Use and Zoning

Subject Property:
The Comprehensive Plan guidance for the 26.4-acre subject properties is found in Areas 3 and 6 of the Suburban Neighborhood Areas between the South County Center CBC and the Woodlawn CBC. The text states both Areas 3 and 6 are planned for residential use at a density of 5-8 du/ac. As an option, Area 6 is planned for residential use at a density up to 8-12 du/ac on 75% of the land area, and retail and office use at an intensity up to .35 FAR on 25% of the land area. An additional option for Areas 3 and 6 allows retail and office use at an intensity up to .50 FAR with full consolidation. The subject property currently contains a variety of uses, including 120 mobile home residential units, a church, a garden center, a preschool, restaurants, and the former Smitty's Building Supply store. A majority of the subject property is zoned C-8, and could be developed with approximately 542,600 square feet of retail use or approximately 271,300 square feet of office use and 271,300 square feet of retail use. Approximately two acres of the subject property is zoned R-2.

Adjacent Area:
North and West: Properties to the northwest, across Richmond Highway, are part of Areas 4 and 5 of the Suburban Neighborhood Areas between the South County Center CBC and the Woodlawn CBC. Area 4 is planned for residential use at a density of 16-20 du/ac, with an option for primarily residential mixed use up to .50 FAR. This area is currently developed with the Woodlawn Gardens Apartments, and is zoned C-8. The portion of Area 5 across from the subject property is planned for community-serving retail at an intensity up to .35 FAR, and along the Richmond Highway frontage, is developed with low-intensity retail uses. These parcels are zoned C-8 and PDH-16. Properties to the west of the nominated area are part of Area 9 of the Suburban Neighborhood Areas between the South County Center CBC and the Woodlawn CBC, which is planned for residential use at 5-8 du/ac, with an option for retail and/or office use at an intensity up to .35 FAR. This area is currently developed with the Washington Square Apartments, and is zoned C-8.
South and East: The Mount Zephyr and Mount Vernon Manor subdivisions to the south and southeast of the subject property are planned for residential use at a density of 2-3 du/ac. The Potomac Square Office park to the northeast of the nominated area is in Area 2 of the Suburban Neighborhood Areas between the South County Center CBC and the Woodlawn CBC, and is planned for townhouse-style office and/or retail use up to an intensity up to .35 FAR with building heights up to 40 feet. The subdivisions are zoned R-2, and the office park is zoned C-5.

PLANNING HISTORY

The subject property was included in the Richmond Highway Corridor Special Study, an Out-of-Turn Plan Amendment that was adopted by the Board of Supervisors on June 7, 1999. This Plan amendment established the current Plan for the area. Subsequently, APR nominations 02-IV-15MV and 02-IV-17MV were denied by the Planning Commission during the 2002 South County Area Plans Review. These nominations proposed options for office, retail, hotel, and/or mixed use up to .70 for Areas 3 and 6. Additionally, these nominations proposed options for mixed-use including retail, office, and/or hotel at an intensity up to 1.0 FAR with consolidation of Areas 3 and 6. Retention of the adopted Plan was recommended due to the intensity proposed, which was incompatible with the vision of the Suburban Neighborhood Area. Three nominations affecting the subject property were received in the 2005 South County Area Plans Review; however, all were withdrawn.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, as amended through 3-9-2010, Richmond Highway Corridor Area, pages 58-60:

"SUBURBAN NEIGHBORHOOD AREAS
BETWEEN SOUTH COUNTY CENTER CBC AND WOODLAWN CBC
(Refer to Figure 12 for recommendations 1-10)

...

3. The area located on the east side of Richmond Highway south of Potomac Square Center to Parcel 101-3((1))31C north of the Engleside Trailer Park is planned for residential use at 5-8 dwelling units per acre. Residential uses should be designed to provide for a transition to the adjacent single-family residential neighborhood by providing the required buffering and screening to adjacent neighborhoods. No access should be provided to any proposed development from existing streets in the Mount Zephyr community. See recommendation #6 for additional recommendations.

...

6. This area includes the Engleside Trailer Park and Ray's Mobile Colony north of the intersection of Forest Place and Richmond Highway and commercial uses fronting on Richmond Highway. This area is planned for residential use at 5-8 dwelling units per acre. If full consolidation is achieved, this area may be appropriate for a mixed-use development with residential, office and retail uses. At least seventy-five percent of the total development should be developed as residential at 8-12 dwelling units per acre with a component of up to 25 percent of the total site area developed with retail and office uses at an intensity of .35 FAR. Any redevelopment of this area is encouraged to comply with the County's voluntary relocation guidelines. If Areas 3 and 6 are fully consolidated, an option for mixed use including retail and office uses at an intensity up to .50 FAR may be appropriate."

The Comprehensive Plan Map shows the subject property as planned for residential use at 2-3 du/ac and residential use at 5-8 du/ac.

NOMINATED PLAN AMENDMENT

The nomination proposes to modify existing options for the subject property. Currently, the subject property consists of Area 3 and Area 6 of the Suburban Neighborhood Area between South County Center CBC and Woodlawn CBC. An urban/town center concept is proposed with substantial parcel consolidation in these areas. Seventy-five percent of the land area would be developed as residential at 16-20 du/ac, resulting in up to 396 low-rise multifamily residential units. The remaining land area would be developed with retail and office uses at an intensity up to .35 FAR, with approximately 40,000 square feet (40%) office use and 60,000 square feet (60%) percent retail use. As an option, retail and office uses at an intensity up to .50 FAR on the remaining land area would be permitted, resulting in approximately 57,500 square feet of retail use and 86,000 square feet of office use. The nomination, however, does not indicate additional conditions or requirements needed to increase the option for non-residential use to an intensity of .50 FAR from .35 FAR.

ANALYSIS

Land Use

Suburban Neighborhoods are defined in the Concept for Future Development as the county's stable residential neighborhoods, which are to be protected and enhanced by assuring compatible relationships between uses. These areas may contain a wide range of housing types, as well as supporting neighborhood-serving commercial uses. Currently, the maximum Plan option for the subject property is for office and retail mixed use. The proposed nomination would reduce the overall commercial development on the subject property, and add a residential component.

Comprehensive Plan policies address the importance of protecting stable residential neighborhoods and ensuring appropriate transitions between neighboring land uses. The proposed Plan option includes a significant residential component, resulting in a land use that may blend more appropriately with the residential neighborhoods to the south and east. In order to provide an appropriate transition between higher intensity mixed-use development on the subject property and single family residential neighborhoods to the south and east, techniques such as building tapering and vegetative screening should be utilized. Likewise, care should be taken to ensure that other impacts, such as lighting and noise, are minimized. Conditions in the proposed nomination speak to these issues, promoting appropriate transitions between the subject properties and surrounding neighborhoods.

Transportation

Access

Richmond Highway, designated as a Principal Arterial, is shown on the Fairfax County Transportation Plan Map as a six-lane improved arterial. The roadway is currently four lanes in width, with right-of-way (ROW) ranging from approximately 80 to 180 feet. Richmond Highway is also shown on the Plan as an Enhanced Public Transportation Corridor (EPTC), with a range of rail and bus rapid transit options to be studied in the future. The existing Richmond Highway cross section and ROW width do not meet the standards established in the Fairfax County Transportation Policy Plan. A 176-foot typical cross-section was established for

Richmond Highway as a result of a collaborative effort to account for vehicular, bicycle/pedestrian and future transit needs within the corridor. Further review and analysis may indicate a need for additional right-of-way dedication along the frontage of the nominated parcels. Any development of this site should accommodate these improvements to Richmond Highway.

Efficient internal circulation and parking should be developed for the site. Connectivity within the proposed site, as well as to and from external streets and neighboring developments and communities should be provided to ease the impact to Richmond Highway. Curb cuts should be minimized and the location of entrances and median breaks arranged to minimize conflicts with traffic on the adjacent arterial roadways. Site access to and from Richmond Highway should be limited, with existing driveways eliminated, where feasible. Further review and analysis is required to determine the appropriate number and locations of access points and whether turn lanes or other mitigation may be required.

Appropriate bicycle/pedestrian facilities should be provided along the site's Richmond Highway frontage, as well as internal to the site. The Fairfax County Countywide Trails Plan shows a major paved trail along Richmond Highway. Further review and analysis is needed to determine appropriate bicycle/pedestrian facilities to be provided along the site's Richmond Highway frontage, as well as internal to the site. Efforts should be made to connect internal bicycle/pedestrian facilities with existing and planned County facilities. Pedestrian access to the surrounding neighborhoods should also be provided.

Currently, this portion of Richmond Highway is served by the Richmond Highway Express (REX) and Fairfax Connector Route 171. The Draft Fairfax County Transit Development Plan recommends enhancing REX service, restructuring Route 171 and adding a new Route 371. Redevelopment of this site should accommodate efficient transit operations within the vicinity and provide access to its occupants.

Trip Generation

The nomination is estimated to generate approximately 93 additional average daily trips over the current Comprehensive Plan, as described in the table below. Due to the additional residential and retail use and the reduction in office use, the a.m. peak hour outbound and p.m. peak hour inbound trip generation also increases. Conversely, the a.m. peak hour inbound and p.m. peak hour outbound trip generation decreases. Traffic impacts and adversities from this proposed amendment would likely be minimal, but should be monitored at the rezoning and site plan phases of development review.

Trip Generation Values for Nomination 09-IV-19MV

Scenario	Daily	AM Peak Hour		PM Peak Hour	
		In	Out	In	Out
Current Comp Plan (0.5 FAR Opt)					
Shopping Center (820); 55.749 KSF	4,739	35	22	215	224
General Office (710); 517.493 KSF	4,730	615	84	112	546
Total	9,469	650	106	327	770
Proposed Amendment (0.5 FAR Opt)					
Apartments (220); 396 DU	2,523	40	158	153	82
Shopping Center (820); 86.249 KSF	6,168	52	34	282	294
General Office (710); 57.499 KSF	871	106	14	24	119
Total	9,562	198	206	459	495
Net Impact of Proposed Amendment Above Comp Plan	93	(452)	100	132	(275)

Trip Generation derived from the Institute of Traffic Engineers (ITE), Trip Generation, 8th Edition (2008). Trip Generation estimates are provided for general order-of-magnitude comparisons, only, and do not account for pass-by, internal capture, or traffic reductions as a result of proximity to transit stations.

The nomination proposes to add language requiring occupancy to be phased to transportation improvements so that an approach level of service D is maintained at relevant intersections. Objective 3, policy b of the Policy Plan Transportation element states that a minimum level of service D should be provided throughout the County's street network. Since this standard already applies to intersections related to the subject property, a generalized statement regarding mitigation of impacts so that there is no degradation to the surrounding transportation network would be more appropriate.

Parks and Recreation

This proposal would allow for a potential increase in residents within the Mount Vernon Planning District by about 259 individuals. Residents will need access to park and recreation facilities on site or nearby. Existing nearby parks, including Woodlawn, Dogue Creek Stream Valley, and Mount Vernon Manor, meet only a portion of the demand for parkland generated by residential development in the service area of the nomination. In addition to parkland, the recreational facilities in greatest need in the Mount Vernon Planning District include multi-purpose courts, playgrounds, rectangle fields, and trails. In addition to the residential development impact on recreational services and facilities, there will also be impacts from the proposed commercial development. Employees have a need to access recreational amenities at lunchtime or after work. Retail customers benefit from combining shopping trips with recreational activities.

Better integrating parks with surrounding land uses and increasing park-to-park connections within the system will allow for greater access and enjoyment. Redevelopment of this site will be an opportunity to increase pedestrian connections with existing neighborhoods to Richmond Highway. Additional trails and connections will allow for existing residents to utilize the town center benefits and will also give the town center residents a connection to Mount Vernon Manor Park located within walking distance south of the site. Development of urban parks such as pocket parks, plazas, common greens and recreation-focused urban parks should be encouraged. Integration of publicly accessible urban parks in the overall development design is critical to

providing on-site recreation resources within the nomination area and will enhance the desirability of the project, contribute to redevelopment efforts and contribute to a sense of place.

Due to the existing development patterns within Mount Vernon, there are few opportunities to purchase land suitable for park facilities. The most likely source of new public open space to address the service level deficiencies will come from parkland dedications from development and provision of public-accessible park facilities to offset growth impacts.

Schools
The subject property is served by Woodley Hills Elementary School, Whitman Middle School, and Mount Vernon High School. The proposed Plan option would yield approximately 93 students: 54 elementary, 13 middle school, and 26 high school students. This totals more students than the existing Plan option, but fewer students than the current base plan. Additionally, the estimated number of students is less than the number of students currently residing on the subject property.

Currently, Woodley Hills Elementary School is over capacity. Woodley Hills and Whitman Middle Schools both are projected to be over capacity for the 2014-15 school year. Funding for capacity enhancement at both schools was approved in the 2009 Bond Referendum. The capacity enhancement is expected to be completed for the 2011-12 school year and is anticipated to relieve the overcrowding.

Environment
Transportation Generated Noise
Residential use and other sensitive uses, such as outdoor recreation spaces, backyards, etc., are not permitted in areas affected by noise exceeding 75 decibel Day-Night Loudness (dBA DNL), and the noise must be mitigated in areas experiencing noise between 65 and 75 dBA DNL. Transportation generated noise exceeding 75 dBA DNL may impact this site from Richmond Highway. It is possible that this issue could be avoided based on the location of any residential development. If residential development is either shielded by other structures, located an adequate distance from the noise source(s) or by topography, then this may be a non-factor. While noise levels exceeding 75 dBA DNL have been encountered with recent developments along some portions of Richmond Highway, this level of noise is generally located fairly close to the right-of-way and direct impacts to residential and other noise sensitive uses can be avoided or mitigated through appropriate site design.

Soils
While hydric soils are noted for a portion of this site they are not likely to indicate the presence of wetlands in this instance as the overwhelming majority of this area has already been developed in the past and does not appear to have any direct connection to surface waters. The presence of hydric soils is not likely to result in any direct impacts to the potential development or redevelopment of this land area.

RECOMMENDATION

The proposed nomination would allow for a better mix of uses, including residential use, in these Suburban Neighborhood Areas, while maintaining a similar level of intensity as is currently recommended by the maximum Comprehensive Plan option for the subject property. As a result of this mix of uses, the average daily trips generated would be approximately the same as the Plan maximum option. Staff supports the nomination with some changes that are outlined in the recommended alternative. This alternative would eliminate the proposed .35 FAR option, as there are no additional requirements recommended to achieve the .50 FAR option. In the nominated text, staff recommends clarifying the percentage of nonresidential to residential uses to reflect a maximum of 25% non-residential uses. This percentage is consistent with staff's understanding of the nomination as reflected in the transportation analysis. Due to the joint nature of the recommendations for Areas 3 and 6, the staff alternative would combine these areas into one recommendation, Area 3. Recommendations regarding parks and recreation were added so as to ensure adequate on-site park facilities and connectivity to nearby parks. A recommendation regarding transportation impacts was modified to clarify that proposed redevelopment should not degrade the transportation network in the vicinity of the site. The proposed condition regarding LEED Silver certification for office buildings was modified to include residential buildings as well. Additionally, the condition regarding access to the Mount Zephyr Community was modified to specify vehicular access, so as to not preclude pedestrian access from being provided from the subject property.

PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, as amended through 3-9-2010, Richmond Highway Corridor Area, pages 58-60:

Note: Areas 3 and 6 will be combined to create a new Area 3. Area 6 will be deleted.

"SUBURBAN NEIGHBORHOOD AREAS
BETWEEN SOUTH COUNTY CENTER CBC AND WOODLAWN CBC
(Refer to Figure 12 for recommendations 1-~~10~~9)

...

3. ~~The area located on the east side of Richmond Highway south of Potomac Square Center to Parcel 101-3((1))31C north of the Engleside Trailer Park is planned for residential use at 5-8 dwelling units per acre.~~ This area includes the Engleside Trailer Park and Ray's Mobile Colony north of the intersection of Forest Place and Richmond Highway and commercial uses fronting on Richmond Highway. This area is planned for residential use at 5-8 dwelling units per acre. Residential uses should be designed to provide for a transition to the adjacent single-family residential neighborhood by providing the required buffering and screening to adjacent neighborhoods. Any redevelopment of this area is encouraged to comply with the County's voluntary relocation guidelines. No vehicular access should be

provided to any proposed development from existing streets in the Mount Zephyr community. ~~See recommendation #6 for additional recommendations.~~

If substantial consolidation is achieved, this area may be appropriate for a mixed-use development using an urban/town center design concept with residential, office and retail uses. Approximately seventy-five percent of the total development should be developed as residential at 16-20 dwelling units per acre with a component of up to 25 percent of the total site area developed with retail and office uses at an intensity of .50 FAR. In addition, the following conditions should be met:

- The proposed "urban/town center" concept's site design should enable the creation of a cohesive and walkable environment.
- High-quality architecture should be provided.
- Buildings should be oriented to internal/external streets and sidewalks, and sufficient open space should be interspersed with retail, residential, and office uses to provide usable public gathering areas.
- Building tapering, vegetative buffering and screening should be provided as needed on the periphery to create a transition to the surrounding areas. Lighting and sound from any development should be designed so that it is not intrusive to adjacent residential development.
- Any freestanding office or residential building is encouraged to meet at least U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Silver standards or other comparable programs with third party certification. Retail users are encouraged to meet applicable LEED standards, or other comparable programs, in design and construction to promote sustainable development. The impervious nature of hard surfaces should be offset through approaches such as providing vegetated planting strips in surface parking lots.
- Multi-story office buildings should include ground-floor retail use and other services where possible. To the extent possible, the new retail uses should be located in places that would encourage public usage, activate the town center, and reduce vehicular traffic. Such new retail uses should also be distributed throughout the site in the ground floors of the residential buildings and at prominent entrance points to the town center.
- The residential units should be distributed in buildings across the site in a manner that is well-integrated into the town center. The residential uses also should have convenient access to open space, community-serving retail uses, and other services. Affordable and workforce housing should be provided through compliance with the Affordable Dwelling Unit Ordinance and other County policies.
- Usable open spaces such as pocket parks, plazas, common greens and recreation-focused urban parks should be integrated into the development with supporting pedestrian connectivity.
- Internal roadways, trails, sidewalks, and street crossings should connect buildings and open spaces. Trails and sidewalks should link the site to adjoining communities. It is especially desirable to develop a strong pedestrian link from the site to Mount Vernon Manor Park to allow the future town center residents access to the park. Streetscape treatments should include trees, landscaping, sidewalks, bicycle facilities, street furniture, and various paving textures, to the extent possible.
- The impact on parks and recreation levels of service should be offset per Objective 6 of the Parks and Recreation Section of the Policy Plan through the provision of on-site urban park amenities, parkland dedication, provision of active recreation facilities and/or improvements to existing nearby parks.

- Transportation improvements should be provided that ensure that the impact of the proposed development is mitigated so that there is no overall degradation of the transportation network in the vicinity of the site.
- Bus transit stops and accompanying shelters should be provided along Richmond Highway.
- No vehicular access from this community should be provided into the Mount Zephyr Community.

...

~~6. This area includes the Engleside Trailer Park and Ray's Mobile Colony north of the intersection of Forest Place and Richmond Highway and commercial uses fronting on Richmond Highway. This area is planned for residential use at 5-8 dwelling units per acre. If full consolidation is achieved, this area may be appropriate for a mixed-use development with residential, office and retail uses. At least seventy-five percent of the total development should be developed as residential at 8-12 dwelling units per acre with a component of up to 25 percent of the total site area developed with retail and office uses at an intensity of .35 FAR. Any redevelopment of this area is encouraged to comply with the County's voluntary relocation guidelines. If Areas 3 and 6 are fully consolidated, an option for mixed use including retail and office uses at an intensity up to .50 FAR may be appropriate.~~"

(Subsequent conditions in Plan text will be renumbered accordingly, and Figure 11 revised to show the new recommendation numbers)

NOTE: The Comprehensive Plan Map would be changed to show the density of a small section of parcel 30B as planned for a density of 5-8 du/ac. It is currently shown as planned for a density of 2-3 du/ac.

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J Mills Town Center

APR# 09-IV-19MV

APR Area Plans Review

2009-2010 SOUTH 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: Patrick Rea Daytime Phone: 703-385-3322

Address: c/o MVCCA/P. O. Box 203
Mount Vernon, VA 22121-0203

Nominator E-mail Address: Prea1@cox.net

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

THIS BOX FOR STAFF USE ONLY
Date Received: 9/15/09
Date Accepted: 10-7-09 cor
Planning District: MV
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.) ~~See Attachment 1 or~~ Property Information Table Continuation form

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(s): ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 19

Total aggregate size of all nominated parcels (in acres and square feet): ~~22.7~~ 26.4 acres ~~990K~~ 1149984 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: See Attachment 1.

b. CURRENT PLAN MAP RECOMMENDATION: 5-8 du/acre (residential), 2-3 DU/AC (RESIDENTIAL)

c. CURRENT ZONING DESIGNATION: C-8, R-2

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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 2

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?) This mini town center encompasses a design theme similar to four other similar centers (i.e., Lorton Town Center, Fairfax Corner, Hilltop Village Center and Springfield Town Center) existing/planned in FC; see Attachment 3.

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: .35 - .50 TOTAL Gross Square Feet: ~~350 - 500K~~ 100,624/143,748

Categories	Percent of Total FAR	Square feet
Office	~~X~~ 40	~~35-60K~~ 40,250/57,499
Retail	~~X~~ 60	~~50-80K~~ 60,374/86,249
Public Facility, Govt & Institutional	--	--
Private Recreation/Open Space	--	--
Industrial	--	--
Residential*	~~X~~	~~265-360K~~
TOTAL	100%	~~350-500K~~ 100,624/143,748

*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 (Circle 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)	317/396 ~~230-435~~	1150	364,550/455,400
Mid-Rise Multifamily (5-8 stories)	—	—	—
High-Rise Multifamily (9 + stories)	—	—	—
TOTAL:	317/396 ~~230-435~~	1150	364,550/455,400

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 August 3, 2009 and September 16, 2009 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

Attachment 1 Current Comprehensive Plan Language
Smitty's Site & Trailer Parks (Area 3 and 6)

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition AREA IV Mount Vernon Planning District, Richmond Highway Corridor Area Page 58 •
SUBURBAN NEIGHBORHOOD AREAS
BETWEEN SOUTH COUNTY CENTER CBC AND WOODLAWN CBC

3. The area located on the east side of Richmond Highway south of Potomac Square Center to Parcel 101-3((1)) 31C north of the Engleside Trailer Park is planned for residential use at 5-8 dwelling units per acre. Residential uses should be designed to provide for a transition to the adjacent single-family residential neighborhood by providing the required buffering and screening to adjacent neighborhoods. No access should be provided to any proposed development from existing streets in the Mount Zephyr community. See recommendation #6 for additional recommendations.

6. This area includes the Engleside Trailer Park and Ray's Mobile Colony north of the intersection of Forest Place and Richmond Highway and commercial uses fronting on Richmond Highway. This area is planned for residential use at 5-8 dwelling units per acre. If full consolidation is achieved, this area may be appropriate for a mixed-use development with residential, office and retail uses. At least seventy-five percent of the total development should be developed as residential at 8-12 dwelling units per acre with a component of up to 25 percent of the total site area developed with retail and office uses at an intensity of .35 FAR. Any redevelopment of this area is encouraged to comply with the County's voluntary relocation guidelines. If Areas 3 and 6 are fully consolidated, an option for mixed use including retail and office uses at intensity up to .50 FAR may be appropriate.

Attachment 2

Proposed Comprehensive Plan Recommendation – Smitty's (Areas 3 and 6)

Smitty's (Areas 3 & 6): This combined area includes the Engleside Trailer Park and Ray's Mobile Colony north of the intersection of Forest Place and Richmond Highway and several commercial uses (mainly Hollywood and Vines Garden Center) fronting on Richmond Highway. This area is planned for residential use at 5-8 dwelling units per acre. If ~~full~~ substantial consolidation is achieved, this area may be appropriate for a mixed-use development – using an "urban/town center" design concept – with residential, office and retail uses~~. At least~~ As much as seventy-five percent of the total development should be developed as residential at ~~8-12~~ 16-20 dwelling units per acre with a component of up to 25 percent of the total site area developed with retail and office uses at an overall intensity of .35 FAR, with option to .50 via the substantial consolidation of both areas 3 & 6. Any redevelopment of this area is encouraged to comply with the County's voluntary relocation guidelines.

If parcels within areas 3 & 6 are substantially consolidated, the proposed "urban/town center" concept's site design should enable the creation of a cohesive and walkable environment. To achieve this goal, high-quality architecture should be provided. In addition, buildings should be oriented to internal/external streets and sidewalks, and sufficient open space should be interspersed with retail, residential and office uses to provide usable public gathering areas.

Also, the following conditions should be met:

- Building tapering, vegetative buffering and screening should be provided as needed on the periphery to create a transition to the surrounding areas. Lighting and sound from any development should be designed so that it is not intrusive to adjacent residential development;
- Any freestanding office building(s) is encouraged to meet at least U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) silver standards or other comparable programs with third party certification. Retail users are encouraged to meet applicable LEED standards, or other comparable programs, in design and construction to promote sustainable development. The impervious nature of hard surfaces should be offset through approaches such as providing vegetated planting strips in surface parking lots;
- Multi-story office buildings should include ground-floor retail use and other services where possible. To the extent possible, the new retail uses should be located in places that would encourage public usage, activate the town center, and reduce vehicular traffic. Such new retail uses should also be distributed throughout the site in the ground-floors of the residential buildings and at prominent entrance points to the town center;
- The residential units should be distributed in buildings across the site in a manner that is well-integrated into the town center. The residential uses also should have convenient access to open space, community-serving retail uses, and other services. Affordable and workforce housing should be provided through

compliance with the Affordable Dwelling Unit Ordinance and other County policies;

- Internal roadways, trails, sidewalks and street crossings should connect buildings and open spaces, and link the site to adjoining communities. Streetscape treatments should include trees, landscaping, sidewalks, bicycle facilities, street furniture, and various paving textures, to the extent possible;
- Occupancy is phased to transportation improvements so that an Approach Level of Service D is maintained at relevant intersections. If such improvement are not possible, other remedies – including reduced intensity and off-site improvements – should be considered;
- Bus transit stops and accompanying shelters should be provided along Richmond Highway;
- The impact of development on schools should be mitigated. The redevelopment should work with the community and Fairfax County Public Schools to identify the appropriate commitments to address projected impacts.
- No access from this community should be provided into the Mount Zephyr Community.

Attachment 3 Proposed Development's Conceptual Description – Smitty's

Design Theme Concept: A unified design theme that builds on a semi-urban/town-center design and architectural detail will be implemented in the so-called "Smitty's Town Center". This theme will enhance the connectivity throughout the site and contribute to the identity of the town center. It should also strengthen the perception of the town center as a cohesive and coherent redevelopment. Attractive and functional streetscapes or other pedestrian systems, complementary architectural and urban design features, public art, brick-patterning, street furniture, and other physical landmarks or focal points should be used to establish this design theme.

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
1013010033	8515 Richmond HY	Ray's Trailer Park, LC	6633 Arlington BV, Falls Church, VA	4.23	7009 0080 0002 2475 6222
1013010032	8501 Richmond HY	Engleside Investors Two, Inc.	124 S Royal St, Alexandria, VA 2231	4.25	7009 0080 0002 2475 6192
1013010031C	N/A	Engleside Investors Two, Inc.	124 S Royal St. Alexandria, VA 2231	1.73	7009 0080 0002 2475 6192
1013010031B	N/A	Smitty's Building Supply, Inc.	8457 Richmond HY, Alexandria, VA	0.59	7009 0080 0002 2475 6239
1013010030C	8463 Richmond HY	Master Roofing & Siding, Inc.	Box15030, Alexandria, VA 22309	1.17	7009 0080 0002 2475 6185
1013010030B	8457 Richmond HY	Smitty's Building Supply, Inc.	8457 Richmond HY, Alexandria, VA	5.30	7009 0080 0002 2475 6239
1013010029C	N/A ~~8453~~	Smitty's Building Supply, Inc.	8453 ~~8457~~ Richmond HY, Alexandria, VA	1.40	7009 0080 0002 2475 6222
1013010029B	8459 Richmond HY	KGM Property, LLC	8459 Richmond HY, Alexandria, VA	0.92	7009 0080 0002 2475 6246
1013010028	8431 Richmond HY	Spirit of Faith Ministries	c/o L. Carter, 8100 Brown Ct, Alex	0.82	7009 0080 0002 2475 6178

" continued "

MVCCA APR Nomination – Smitty's TC – Area 6

Property Information Table, continued:

10. Tax Map Number: 101309010500; Parcel Street Address: 8537 Richmond HY; Name of Property Owner: HKP Good News, Inc.; Owner Mailing Address: 8537 Richmond HY, Alexandria, VA 22309; Parcel Size/Acres: 0.28; Owner Signature or Certified Receipt Number: 7008 1300 0000 5167 6891
11. Tax Map Number: 101309010004; Parcel Street Address: N/A; Property Owner Name: Ray's Trailer Park; Owner Mailing Address: 6633 Arlington BV, Falls Church, VA 22042; Parcel Size/Acres: 0.50; Owner Signature or Certified Receipt Number: 7009 0080 0002 2475 6222
12. Tax Map Number: 101309010003; Parcel Street Address: N/A; Property Owner Name: Ray's Trailer Park; Owner Mailing Address; 6633 Arlington BV, Falls Church, VA 22042: Parcel Size/Acres: 0.50; Owner Signature or Certified Receipt Number: 7009 0080 0002 2475 6222
13. Tax Map Number: 101309010002; Parcel Street Address: N/A; Property Owner Name: Ray's Trailer Park; Owner Mailing Address: 6633 Arlington BV, Falls Church, VA 22042; Parcel Size/Acres: 0.50; Owner Signature or Certified Receipt Number: 7009 0080 0002 2475 6222
14. Tax Map Number: 101309010001; Parcel Street Address: N/A; Property Owner Name: Ray's Trailer Park; Owner Mailing Address: 6633 Arlington BV, Falls Church, VA 22042; Parcel Size/Acres: 0.50; Owner Signature or Certified Receipt Number: 7009 0080 0002 2475 6222

Smitty's Site

458

0 185 370 740 Feet

Cerdeira, Lilian

From: Remer, Christopher B.
Sent: Thursday, October 08, 2009 4:35 PM
To: Rybold, Kimberly M.
Cc: Cerdeira, Lilian
Subject: RE: PC 2009-024

Yes, I see the parcels that you are referring to. If you can, please ask about this when you contact them, and please cc me on the email.

I am currently working on several other MVCCA nominations which have errors.

From: Ransom, Sara Robin
Sent: Thursday, October 08, 2009 4:27 PM
To: Rybold, Kimberly M.; Remer, Christopher B.
Cc: Cerdeira, Lilian
Subject: RE: PC 2009-024

Kim: This is in Mount Vernon so I'll forward the email to Chris Remer.

Sara "Robin" Ransom *(formerly Hardy)*
Assistant Director
Planning Commission Office
Main: 703-324-2865
Direct: 703-324-2966
Fax: 703-324-3948
sara.ransom@fairfaxcounty.gov

From: Rybold, Kimberly M.
Sent: Thursday, October 08, 2009 4:23 PM
To: Ransom, Sara Robin
Cc: Cerdeira, Lilian
Subject: PC 2009-024

Robin,
I just got a copy of this nomination and have quickly gone through it, and it appears that 2 of the parcels that are outlined on the map, 1013 01 0030 and 1013 09 01 0005, are not listed in the property information table. A total of 14 parcels are listed, which is also indicated in Part 2 of the nomination form. It appears on the map that 16 parcels are outlined. I have not yet contacted the nominator with other clarifications, but I thought you might want to be aware since your office has been clarifying some of these notification issues for other nominations. Please let me know if you would like to contact the nominator regarding this; if not, I can do it along with other clarification questions I have.

Thanks,

Kim Rybold
Fairfax County Department of Planning & Zoning
Planning Division
703.324.1363

Rybold, Kimberly M.

From: Patrick Rea [prea1@cox.net]
Sent: Tuesday, October 20, 2009 7:02 PM
To: Rybold, Kimberly M.
Cc: Kahan Dhillion; Katherine Ward; Neal McBride
Subject: Fw: 2009-2010 South County APR Nomination PC 2009-024
Categories: SC APR

Kimberly - Please make the changes as directed by Neal McBride.

Patrick Rea
703-385-3322

----- Original Message -----
From: neal mcbride
To: Rybold, Kimberly M.
Cc: Remer, Christopher B. ; pat - MVCCA/co-chr rea ; marianne - FC gardner ; kahan -MVCCA dhillon
Sent: Tuesday, October 20, 2009 5:45 PM
Subject: Re: 2009-2010 South County APR Nomination PC 2009-024

Kimberly,

As a follow-up to my and Marianne's preliminary telecon of late last week (concerning the need for MVCCA to possibly make some minor adjustments to its original so-called "Smitty's Mini-Town Center" APR Nomination, due to some recently-discovered technical considerations about the proposed nomination area and the subject land parcels in question), this will confirm our initial preliminary acceptance of your newly-suggested clarifications (vis-a-vis Part 4 of APR Submission Form) and of the apparent need to send appropriate written notices to the owners of the additional parcels within the now slightly-larger Nomination area (vis-a-vis Part 3 of APR Submission Form).

The new owner-notification notices should be prepared and distributed shortly, once formal owner ID and address information can be determined via the County Tax Department's web-site listing of such tax parcels. I will most likely call you to confirm completion of this activity or to seek further clarification or assistance.

Thank you.
Neal McBride, Member
Strategic Planning Committee/MVCCA

- ---- Original Message -----
From: Rybold, Kimberly M.
To: Patrick Rea
Cc: Remer, Christopher B. ; nealfmcbride@cox.net
Sent: Monday, October 19, 2009 1:42 PM
Subject: 2009-2010 South County APR Nomination PC 2009-024

Patrick Rea
Mount Vernon Council of Civic Associations
P.O. Box 203
Mount Vernon, VA 22121

RE: South County APR Nomination: 26.4 acres in the Mount Vernon (MV7) Community Planning Secto

Dear Mr. Rea:

The purpose of this e-mail (a copy of which will be retained for the record) is to formally advise you that the above referenced South County APR Nomination, assigned a temporary ID number of PC 2009-024, has been received by the Department of Planning and Zoning. I have reviewed the nomination as to its compliance with the submission requirements as set forth in the *2009-2010 South County Area Plans Review Guide* and have the following concerns:

- In Part 3: Property Information Table, you have identified 14 parcels within the nominated area. However, the map of the subject property shows two additional parcels, tax map numbers 101-3 ((1)) 30 and 101-3 ((9)) (1) 5 outlined as a part of the nomination. Additionally, this nomination refers to an areawide recommendation for Areas 3 and 6 between the South County Center CBC and the Woodlawn CBC, yet there are 3 parcels in Area 6 missing from the nomination form. These parcels, tax map numbers 101-3 ((9)) (1) 501, 101-3 ((9)) (1) C1, and 101-3 ((9)) B, should also be included since they are a part of the current recommendation area. The owners of these three parcels, in addition to the two parcels mentioned previously, must be sent written notice of the nomination by certified mail in accordance with the guidance set forth in the *2009-2010 South County Area Plans Review Guide*. Inclusion of these parcels results in 19 nominated parcels totaling 26.4 acres in size, or 1,149,984 square feet.
- In Part 4b: Current Plan Map Recommendation, you have indicated that the subject property is designated for residential use at 5-8 dwelling units per acre (du/ac). Additionally, a small portion of the nominated area is designated for residential use at 2-3 du/ac.
- In Part 4c: Current Zoning Designation, you have listed C-8 as the applicable zoning designation. Additionally, a small portion of the nominated area is zoned R-2.
- In Part 4g: Total FAR Proposed and Part 4h: Residential Component, the proposed square feet and dwelling units must be modified to account for the additional parcels in the nominated area. The residential component is 75% of the subject property's land area, with a range of 317 to 396 low-rise multifamily dwelling units at a density of 16-20 du/ac. This results in 364,550 to 455,400 square feet of residential development. The remaining 25% of land area would consist of office (40%) and retail (60%) uses at .35 FAR or .50 FAR with additional consolidation. This results in 40,250 or 57,499 square feet of office use and 60,374 or 86,249 square feet of retail use. Total gross square feet of office and retail use would be 100,624 or 143,748 square feet.

Please respond to this email and indicate that you wish to accept the suggested clarifications as suggested Part 4b, Part 4c and Part 4g, and provide the additional information requested for Part 3. Please include certified mail receipt numbers for each additional parcel with your response.

Please confirm that this is your understanding as soon as possible. Failure to do so by November 2, 2009 may cause the nomination to be rejected.

I am the Department of Planning and Zoning staff member assigned to review your nomination for technical compliance with the application. Please address your response or questions to me at kimberly.rybold@fairfaxcounty.gov.

Sincerely,

Kimberly M. Rybold
Fairfax County Department of Planning & Zoning
Planning Division
12055 Government Center Pkwy, Suite 730
Fairfax, Virginia 22035
703.324.1380 (office)
703.324.3056 (fax)

A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON

APR ITEMS: 09-IV-23MV
09-IV-25MV
09-IV-26MV

NOMINATOR(S):
09-IV-23MV: Patrick Rea on behalf of the Mount Vernon Council of Civic Association (MVCCA)
09-IV-25MV: Patrick Rea on behalf of the MVCCA
09-IV-26MV: Elizabeth Baker, agent for Kings Crossing Center LLC

ACREAGE:
09-IV-23MV: 1.9 acres
09-IV-25MV: 49.4 acres
09-IV-26MV: 5.24 acres

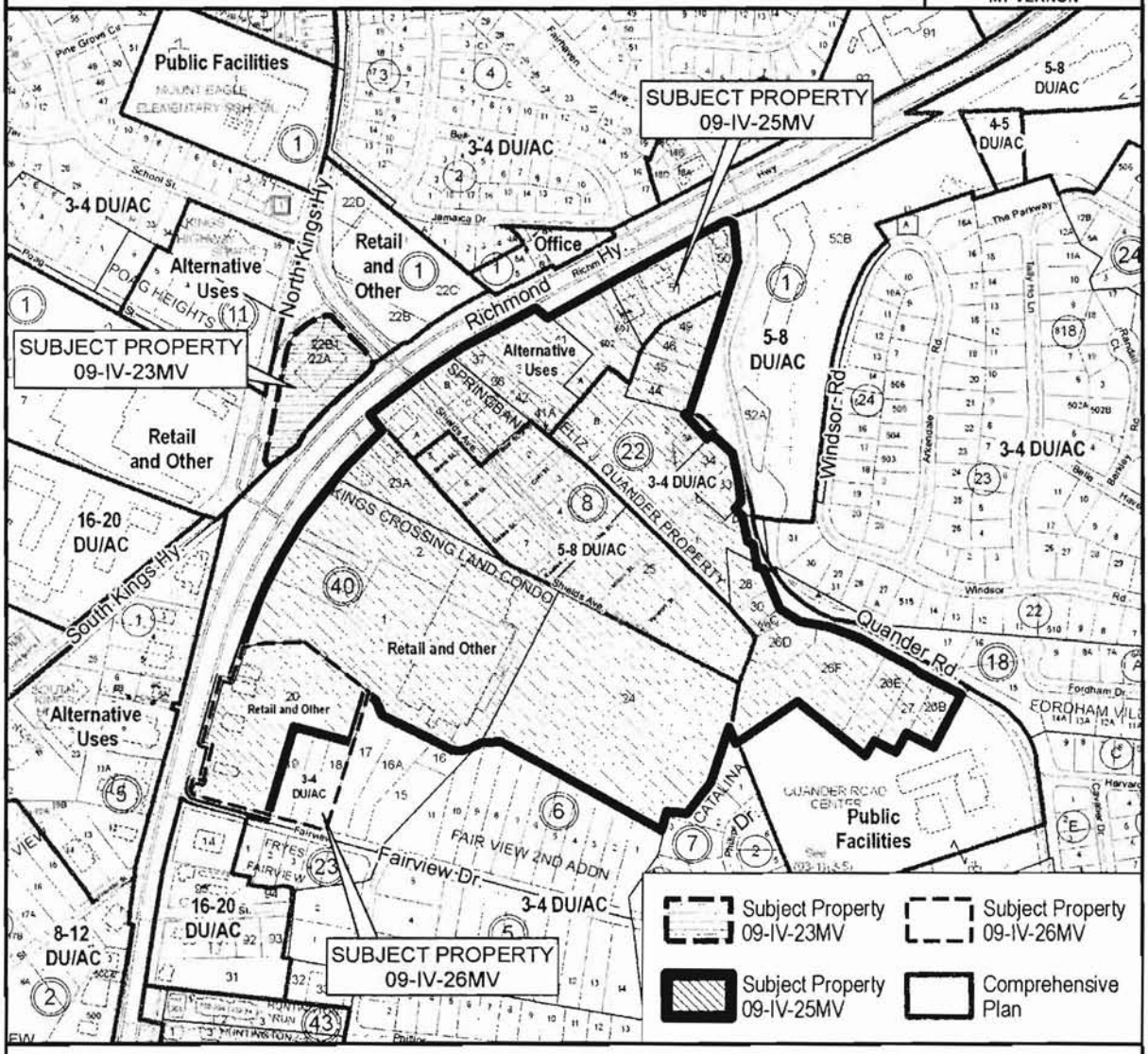
TAX MAP I.D. NUMBERS:
09-IV-23MV: 83-3 ((1)) 22A and 22B1
09-IV-25MV: 83-3 ((1)) 20, 23A, 24A, 24B, 25, 26B, 26C, 26D, 26E, 26F, 27, 28,30, 33, 34, 36-38, 40,41, 41A, 42, 44-46, 49-51; 83-3 ((8)) All; 83-3 ((40)) 1, 2
09-IV-26MV: 83-3 ((1)) 18-20

GENERAL LOCATION:
09-IV-23MV: North of the intersection of Richmond and North Kings Highways
09-IV-25MV: East of Richmond Highway, between Fairview Drive and Quander Road
09-IV-26MV: East of Richmond Highway and north of Fairview Drive

PLANNING AREA: IV
District: Mount Vernon
Sector: Greater Belle Haven (MV3)
Special Area(s):
09-IV-23MV: Richmond Highway Corridor, Penn Daw Community Business Center (CBC) Land Unit F-2
09-IV-25MV: Richmond Highway Corridor, Penn Daw Community Business Center (CBC) Land Unit E-1, E-2, E-3, and G
09-IV-26MV: Richmond Highway Corridor, Penn Daw Community Business Center (CBC) Land Unit G (pt).

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR #
09-IV-25MV & 09-IV-26MV
MT VERNON



Subject Property Current Plan: 09-IV-23MV - Retail use at an intensity up to 0.35 FAR 09-IV-25MV - Base plan of office and/or retail use up to an intensity of 0.50 FAR and residential use at a density of 3-4 du/ac, 5-8 du/ac; Option for retail, office, hotel, and residential uses up to an intensity of 1.0 FAR overall with consolidation, non-residential square feet limits and location, building heights, and other conditions. 09-IV-26MV - Retail up to 0.50 FAR with option for mixed-use up to 1.0 FAR with conditions (pt.); residential use at 3-4 du/ac (pt.)

Nominated Plan Change: 09-IV-23MV - Rapid transit bus station 09-IV-25MV - Remove base plan; Add option for office, retail, restaurant, and residential mixed-use up to an intensity of 1.5 FAR, if Land Unit E and parcel 83-3 ((1)) 23A consolidate, parcel 83-3 ((1)) 24 remains as open space, and other conditions achieved. Add option to increase intensity up to 2.0 FAR with full consolidation and other conditions. 09-IV-26MV - Residential and retail use up to a 1.0 FAR, expand Penn Daw CBC

Staff Recommendation: 09-IV-23MV - Adopt Staff Alternative 09-IV-25MV - Adopt Staff Alternative 09-IV-26MV - Adopt Staff Alternative

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2010

ADOPTED PLAN MAP: 09-IV-23MV: Retail and Other
09-IV-25MV: Retail and Other; (pt.); Residential use at a density of 3-4 and 5-8 dwelling units per acre (du/ac) (pt.); Alternative Uses (pt.)
09-IV-26MV: Retail and Other (pt.); Residential use at a density of 3-4 du/ac (pt.)

ADOPTED PLAN TEXT: 09-IV-23MV: Retail use up to an intensity of 0.35 floor-area ratio (FAR) or a gateway park, if an interchange is constructed.
09-IV-25MV: Neighborhood-serving office and/or retail use at an intensity up to 0.50 FAR (pt.); Residential use at 3-4 du/ac with option to increase density to 5-8 du/ac (pt.); Mobile home park at a density of 5-8 du/ac; and community-serving retail use up to an intensity of 0.50 FAR. Option with consolidation of some or all of area for retail, office, hotel and residential uses with an overall intensity up to 1.0 FAR.
09-IV-26MV: Community-serving retail use up to an intensity of 0.50 FAR. Option based on consolidation for retail, office, hotel and residential uses with an overall intensity of up to 1.0 FAR (pt.) and residential use up to a density of 3-4 du/ac (pt.)

For complete Plan text see http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/mtvernon1.pdf, Pages 35-37

PROPOSED PLAN AMENDMENT:

09-IV-23MV: Replan land unit as rapid transit bus station.
09-IV-25MV: Replan area for residential, office, retail mixed-use up to an intensity of 1.5 FAR with approximately (app.) 26-acre consolidation and increase intensity up to 2.0 FAR with app. 41-acre consolidation
09-IV-26MV: Add option for residential and retail mixed-use up to 1.0 FAR

SUMMARY OF STAFF RECOMMENDATION:

___ Approve Nomination as Submitted
_x_ Approve Staff Alternative
___ Retain Adopted Plan

Staff has concerns about the ability to mitigate the impacts of the proposed nominations and recommends an alternative that would support the broad goals of the proposed APR nominations. The alternative recognizes that development currently occurring in the CBC affects the feasibility of the adopted Plan to be implemented and, as a result, re-envisions the location and type of redevelopment in the area. The alternative proposes to replan portions

of the Penn Daw CBC for more intense mixed-use development than the current Plan, while reducing the amount of planned development potential in others. The core area of redevelopment in the Penn Daw CBC would be refocused to Land Unit E as a well-designed, pedestrian and transit-friendly environment with integrated land uses, logical consolidation, and natural resource preservation. The potential to locate parallel transit stops in Land Units F2 and E would contribute to multi-modal mobility. The current Plan option for Land Unit G would be removed; yet, the proposed alternative text would recognize that a few acres of Land Unit G may have the potential for future redevelopment through a concurrent Plan amendment and rezoning process. See Recommendation section and proposed Plan language on pages 21-27 of this report for additional detail.

CONTEXT

General Location:
APR 09-IV-23MV: APR nomination 09-IV-23MV (23MV) involves the area located in the intersection of North Kings and Richmond Highways.

APR 09-IV-25MV: APR nomination 09-IV-25MV (APR 25MV) involves the areas located on the east side of Richmond Highway, north of Fairview Drive and south of Quander Road within the Mount Vernon District.

APR 09-IV-26MV: APR nomination 09-IV-26MV (26MV) involves the southern portion of the land area subject to APR 25MV and includes two adjacent parcels, not involved in APR 25MV. The nomination consists of the area north of Fairview Drive and east of Richmond Highway.

Existing and Planned Land Use and Zoning:

Subject properties:
APR 09-IV-23MV: The approximately (app.) 2-acre subject property contains a vacant drug store and associated surface parking. The property is located in Land Unit F-2 of the Penn Daw Community Business Center (CBC) in the Richmond Highway Corridor. The property is currently planned for retail use up to 0.35 floor-area ratio (FAR) or a gateway park, if substantial land is required for the interchange improvement of the two highways. The planned density would result in a maximum of approximately 29,000 square feet (SF) of retail development. The property is zoned C-8 within the Richmond Highway Commercial Revitalization Overlay District (CRD).

APR 09-IV-25MV: The app. 49-acre subject area includes app. 182,000 SF of retail use, of which 122,000 SF is currently vacant and has a pending redevelopment to include a Wal-Mart store. The land unit also includes 105 single-family detached, dwelling units, of which 90 are mobile homes. The Comprehensive Plan recommendations for the subject area are found in Sub-units E-1, E-2, and E-3 and Land Unit G of the Penn Daw CBC within the Richmond Highway Corridor. The sub-units are planned for neighborhood-serving office

and/or retail use up to a 0.50 FAR (Sub-unit E-1); residential use up to 3-4 dwelling units per acre (du/ac) with option to increase density to 5-8 du/ac (Sub-unit E-2); a mobile home park with a density of 5-8 du/ac (Sub-unit E-3); and community-serving retail use up to an intensity of 0.50 FAR (Land Unit G).

Land Unit G also has an option for redevelopment, based on consolidation of the land unit and/or the adjacent Sub-units E-1, E-2, and E-3 for retail, office, hotel and residential uses up to an overall intensity of 1.0 FAR. Conditions for redevelopment include inter-parcel access, mitigation of impacts to the adjacent community, buffering, environmental mitigation, and urban design, among others. Parcel 83-3 ((1)) 24 has recently been transferred from private to county ownership, intended for public park purposes independent of this Plan amendment. The parcels within the subject property are zoned either C-8 or R-4 and are within Richmond Highway CRD.

The current base Plan of the subject area for APR 25MV would result in app. 720,000 SF of retail use, 72 single-family dwelling units, and 61 mobile homes. The option level of redevelopment would result in app. 2.17 million SF of development. If the land use proportions of the nomination are applied to the optional Plan level, then the redevelopment would include app. 1,300 low and mid-rise units; 434,000 SF of office use, and 325,000 SF of retail use.

APR 09-IV-26MV: The app. 5-acre subject area for this nomination contains 3 parcels with app. 10,000 SF of retail use and vacant land. App. 4.5 acres of land are planned within Land Unit G of the Penn Daw CBC for community-serving retail use up to an intensity of 0.50 FAR with an option based on consolidation for retail, office, hotel and residential uses with an overall intensity of up to 1.0 FAR. The remaining area, outside of the CBC, is planned for residential use at a density of 3-4 du/ac within the Greater Belle Haven Community Planning Sector in the Mount Vernon Planning District. The current base Plan would result in a maximum of 84,000 SF of retail use and 6 single-family detached dwelling units. The majority of the subject area is located within the Richmond Highway CRD; the area is divided between the C-8 and R-4 zoning.

Adjacent Area: The nominations are either adjacent to one another or comprise a shared land area. As the map contained in this staff report shows, APR 23MV is located west and north of APR 25MV. APR 26MV is the southern portion subject area of APR 25MV, south of APR 23MV. The existing, planned, and zoned development for these areas is described in the previous section. Additional description of the adjacent areas, which characterizes the communities and development that surround the nominations as a group, is provided as follows:

North and West: The area on the west side of Richmond Highway and North Kings Highway, adjacent to the north and west of the subject areas, contains retail and commercial uses such as a bank and restaurants, as well as neighborhood-serving shopping center, such as the Penn Daw Plaza. These parcels are located in Sub-units F-1, H, and I. Sub-unit F-1 is

planned for retail use at an intensity up to 0.50 FAR with conditions, and Sub-unit H is planned for either retail use at an intensity up to 0.35 FAR, or low-rise office or institutional uses up to 0.25 FAR. Land Unit I is planned for retail, office, or retail and office mixed-use at an intensity up to 0.50 FAR. These sub-units are zoned C-8. Lots fronting the west side of Richmond Highway in Land Unit D between Jamaica Drive and sub-unit F-1 are planned for low-rise office up to 0.35 FAR. All sub-units are located within the Richmond Hwy CRD.

South and East: Single family residential uses, vacant land, and commercial uses are located within the Suburban Neighborhood Land Units that area south and east of the subject areas, including the north and south-side of Quander Road and north and south of Fairview Drive. The Quander Road School is located directly southeast, and an auto-dealership is located on the east side of Quander Road at its intersection with Richmond Highway. A church and a motel are located south of the subject areas along Richmond Highway. Properties along the north and south side of Quander Road are planned for residential use at 3-4 du/ac, except the auto-dealership, which is planned for residential use at a density of 5-8 du/ac with conditions. The motel and the church, south of Fairview Drive along Richmond Highway, are planned for residential use at 16-20 du/ac with a recommendation for consolidation and elderly housing. The parcels fronting Richmond Highway are zoned C-8, and the residential neighborhoods and the school are zoned R-4.

PLANNING HISTORY

The baseline recommendations of the current Plan for the subject areas of APR 23MV, 25MV, and 26MV were adopted as part of the Planning Horizons effort on July 1, 1991. The Plan recommendations for Sub-units E-1, E-2, E-3 and G were amended as part of the Richmond Highway Revitalization Special Study, adopted in June 1999. The Special Study (Plan Amendment S97-CW-4CP/ Adopted No. 95-45) added the option for mixed-use redevelopment at an intensity up to 1.0 FAR with conditions, as recommended in the current Plan.

Based on this option for redevelopment, the majority of the nominated area for APR 25MV was the subject of a rezoning application originally filed in May 2005 as RZ 2005-MV-036 and a second filing, RZ 2007-MV-016, which was withdrawn in March 2008. These rezoning applications are more commonly referred to as Kings Crossing. The applications proposed to implement the current Plan option for a residential mixed-use with the consolidation of the majority of Sub-units E-1, E-2, and E-3, and Land Unit G (approximately 39 acres), save for the parcels located along the south-side of Quander Road in Sub-unit E-2. The land use and site design configurations shown in the applications were revised several times, with the most recent iteration dated September 21, 2007. In this version, the rezoning application proposed a mixture of uses up to a 0.97 FAR (1.65 million square feet) to include residential (54%), office (18%), and retail (14%) as the primary uses, excluding affordable dwelling units. The intensity of the development was concentrated towards Richmond Highway with the area on the eastern portion of the site reserved as a conservation easement, where a large stream valley and steep slopes are located. The

proposed intensity of 0.97 FAR resulted in a design consisting of mid-rise buildings with typical building heights between 4 and 7 stories or 70 to 105 feet. For the purposes of this staff report, this iteration of the rezoning application is used as a comparable for site design and scale to the APR nomination.

A portion of the subject area for APR 25MV was also involved in APR item 05-IV-2MV and Base realignment and Closure (BRAC) APR 08-IV-5MV. APR 05-IV-2MV proposed mixed-use development with several options for residential, office, or retail use, or hotel use, or commercial office use at an intensity up to 1.5 FAR on portions of Land Unit G, E-1, and E-2. This nomination was not supported by the Planning Commission and, consistent with the APR process guidelines, not forwarded to the Board of Supervisors. BRAC APR 08-IV-5MV proposed a similar, but smaller consolidation for mixed-use redevelopment at an intensity up to 1.0 FAR. This nomination was withdrawn; however, the final staff report notes concerns over the consolidation, circulation, access, and its ability to address BRAC needs.

The subject area for the nominations, particularly Sub-unit F2 was involved in a Transportation Plan amendment in 2005. The Board of Supervisors adopted Plan Amendment (PA) S04-CW-T1 (Amendment Number 2003-18) on March 7, 2005. The Plan amendment modified the Transportation Plan Map and corresponding Comprehensive Plan text figures to remove the recommendation for a grade-separated interchange at the intersection of North and South Kings Highway and Richmond Highway. The grade-separated interchange was removed in favor of an at-grade intersection design.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, Richmond Highway Corridor, Amended through 3-9-2010, Land Use Recommendations, pages 34-37:

Penn Daw Community Business Center

"Major existing uses in the Penn Daw Community Business Center include the Penn Daw Shopping Center, and neighborhood and community-serving retail establishments. Stable residential neighborhoods abut the Community Business Center on the east and northwest. A small office building at Franklin Street and Richmond Highway is representative of the small percentage of office use in this area. While there are multiple uses in this area located near the Huntington Transit Station, the uses are not well coordinated and do not encourage pedestrian or transit access. However, the location at the intersection of Richmond Highway and Kings Highway provides good auto accessibility and visibility.

Planned highway improvements will impact some uses at the intersection of Richmond Highway and Kings Highway creating an opportunity for a special landscaped area or other identifying landmark at this intersection. The Penn Daw Shopping Center is planned to

remain as a community-serving retail center while the east side of Richmond Highway is planned to be redeveloped into a larger single use or as a mixed-use project comprised of residential, retail and office uses. Additional office uses are planned for the western side of Richmond Highway adjacent to the Fairhaven community.

The opportunity exists on the east side of Richmond Highway to create a large scale well designed mixed-use development as a focal point and core area of the Community Business Center. This area is envisioned as an integrated residential and commercial center which functions well within the context of adjacent existing or planned uses and incorporates high quality urban design elements to create a sense of identity.
Much of the area located to the east side of Richmond Highway contains steep slopes, a stream valley and other environmentally sensitive features which should be protected and any degraded natural conditions and functions restored.

Sub-unit E-1
Lots fronting on the east side of Richmond Highway between Quander Road and Shields Avenue are planned for neighborhood-serving office and/or retail uses up to .50 FAR with a maximum height of 50 feet. See Land Unit G for an additional land use option.

Sub-unit E-2
Properties, located along the south side of Quander Road between Richmond Highway and Quander Road Center, are planned for residential use at 3-4 dwelling units per acre. As an option, with complete parcel consolidation in this sub-unit, a density of 5-8 dwelling units per acre may be appropriate. Structures should be clustered to minimize impacts on steep slopes in the area. No more than one entrance point onto Richmond Highway that is no closer than 200 feet from Quander Road, and no more than two entrance points on Quander Road, that are no closer than 200 feet from Richmond Highway should be provided. These latter provisions are intended to preclude congestion near the Richmond Highway/Quander Road intersection because of the importance of that road for carrying school traffic to and from West Potomac High School and Metro-related traffic to and from Huntington, as well as the residential traffic generated on these sites. See Land Unit G for an additional land use option.

Sub-unit E-3
The Penn Daw Trailer Park is planned and currently developed as a mobile home park at a density of 5-8 dwelling units per acre. Any redevelopment of this sub-unit is encouraged to comply with the County's voluntary relocation guidelines. See Land Unit G for an additional land use option.

...

Sub-unit F-2
Parcels within this sub-unit include 83-3((1)) 22A and a portion of Parcel 22B and are planned for retail use up to .35 FAR. If substantial land is required for interchange improvements, the remaining property should also be acquired for use as a gateway park to provide a focal point for the Penn Daw Community Business Center.

Land Unit G

The area along the east side of Richmond Highway south of Shields Avenue to Fairview Drive is planned for community-serving retail use up to .50 FAR. Existing conditions present an opportunity for a well-designed, mixed-use project that will serve as the focal point and core area for the Penn Daw Community Business Center. As an option, Land Unit G is planned for a well integrated mix of retail, office, hotel and residential uses with an overall intensity of up to 1.0 FAR. Development proposals for a single integrated project or a project that allows for future coordination with other projects should meet the following conditions:

- Consolidation of Parcels 83-3((1)) 20, 23A, 24, 24A and 24B together with consolidation of additional lots in adjacent Sub-units E-1, E-2 and E-3 is encouraged. If full consolidation is not achieved, interparcel access to adjacent uses should be provided;
- The level of non-residential development should not exceed two-thirds of the total gross floor area for the entire mixed-use development. Appropriate first floor support retail and service uses designed to serve the development in this land unit should be encouraged;
- Non-residential uses should be located at the front of the property and oriented to Richmond Highway. Residential uses should be located toward the middle and rear of parcels 24A and 24B in order to take advantage of the visual and passive recreational amenity provided by the adjacent stream valley area. Residential density and building heights should be tapered from mid-rise or garden-style apartments to townhouses located nearest to the existing adjacent neighborhood;
- Building heights are tapered down toward the existing single-family area;
- Adequate measures to mitigate against undue environmental impact are provided. Steep slopes, streams and floodplains with their existing vegetation located on the property are preserved as a public park. Where past practices have degraded these slopes and streams, bioengineering approaches should be followed to restore them to more natural conditions and functions;
- Sufficient buffering and screening are provided to mitigate adverse impacts on adjacent residential areas;
- Adequate right-of-way is provided for road improvements;
- Pedestrian circulation and the use of mass transit is encouraged through site design, connection with proposed and existing pedestrian circulation systems in the area and other methods;
- Urban design elements, such as streetscaping, public art, pedestrian plazas, cultural/ recreation facilities, landscaped open space, landmarks or building designs which will denote this area as a focal point of the Penn Daw Community Business Center are provided. The urban design recommendations found at the end of this Plan, should be used as a guide; and
- Incorporation of residential use in office or retail buildings in an "above the shop" arrangement is encouraged.

As an option, if Sub-units E-1, E-2 and E-3 are substantially and logically consolidated with Land Unit G, a well-integrated mix of uses with an overall intensity at up to 1.0 FAR that includes at least two of the following uses: retail, office, hotel and residential. The conditions listed above should be fulfilled for the entire assemblage."

NOMINATED PLAN AMENDMENT

APR 09-IV-23MV: The proposed designation of the subject property as a transit station is used as justification for proposed significant increases to intensity of development at the Penn Daw Plaza (APR 09-IV-22MV, APR 09-I-24MV) and Kings Crossing properties (APR 09-IV-25MV, 09-IV26MV).

APR 09-IV-25MV: APR 25MV proposes to replan the area for a consolidated residential, office, and retail mixed-use development. The nominator submitted two options for consideration, based on the amount of land area consolidated. Both options remove Tax Map parcel 83-3 ((1)) 24 (8.3 acres) of Land Unit G as open space. The development rights of this parcel would not transfer to the surrounding development in the nomination. The nomination also proposes conditions related to circulation, the mitigation of traffic impact, the provision of a rapid bus transit, right-of-way dedication, and others. See Subject Area map at the end of the staff report to review land consolidation.

The first option for 25MV proposes a redevelopment up to an intensity of 1.5 FAR or 1.7 million square feet on a 26.3-acre consolidation comprised of Sub-units E-1, E-2 and E-3 and part of Land Unit G. The development would consist of 65% residential use (1.12 million square feet of 50 single-family detached units, 100 townhouses, 300 low-rise multi-family units, and 483 mid-rise units); 20% office use (343,000 SF); and 15% retail use (258,000 SF). The second option for 25MV proposes a redevelopment up to an intensity of 2.0 FAR or 3.6 million square feet on a 41.1-acre consolidation, comprised of Sub-units E-1, E-2 and E-3, and all of Land Unit G, except for Parcel 24. The development would consist of 65% residential use (2.33 million square feet of 75 single-family detached unit, 200 townhouses, 1,000 low-rise multi-family units, and 685 mid-rise units); 20% office use (716,000 SF); and 15% retail use (537,000 SF).

APR 09-IV-26MV: APR 26MV proposes to replan the 5.2-acre subject area with an option for residential and retail uses up to a 1.0 FAR or approximately 230,000 SF of development and to expand the boundaries of the CBC to include the entirety of the subject property. The nominator submitted two scenarios for consideration of the nomination. The first scenario would have approximately 90% residential use (205,000 SF or 205 mid-rise multi-family units) and 10% retail use (23,000 SF). The second scenario would have approximately 70% residential use (160,000 SF or 159 mid-rise multi-family units) and 30% retail use (68,000 SF).

ANALYSIS

** The analysis for APR 09-IV-23MV, 09-IV-25MV, and 09-IV-26MV has been combined as the nominations involve similar land areas and the same or similar Comprehensive Plan text would be affected by these nominations. **

Land Use:

APR 09-IV-23MV: APR 23MV nomination proposes to remove the base Plan recommendation for the subject area. Staff believes the base Plan recommendation for Sub-unit F-2 should be retained as it reflects current zoning. In addition, the base Plan provides guidance for evaluation of uses in the interim before redevelopment occurs, in addition to Appendix 6 of the Land Use Section of the Policy Plan "Guidelines for Interim Improvement of Commercial Establishments." If the proposed transit facility recommendation is adopted, it could functions as an alternative to benefit the planned redevelopment within the CBC, east of Richmond Highway. See Transportation section for more detailed analysis.

APR 09-IV-25MV: APR 25MV nomination proposes to remove the base Plan recommendation for the subject area. Similar to the objections stated for APR 23MV, retaining such guidance, for Sub-units E-1, E-2, and E-3 and Land Unit G is important for thorough review of proposals that may be associated with revising current zoning. . In addition, the base Plan provides guidance for evaluation of existing uses in the interim before redevelopment occurs, in addition to Appendix 6 of the Land Use Section of the Policy Plan "Guidelines for Interim Improvement of Commercial Establishments."

In regards to the proposed options, both of the proposed options in APR nomination 09-IV-25MV would support several county goals for revitalization and infill redevelopment in activity centers, if designed appropriately. The proposed options consist of a mixture of land uses that are similar to the existing Plan and would support the county goal of providing mixed-use development within activity centers, such as the Richmond Highway Corridor CBCs. The proposed Plan options also provide an opportunity to create a new focal point for the Penn Daw CBC, similar to the adopted Plan. The subject area also is located within the Richmond Highway CRD. This designation serves to promote redevelopment that enhances older commercial areas, such as the Penn Daw CBC, by encouraging economic development activities and employment opportunities. The redevelopment of the land units, as recommended in the adopted Plan option and in the proposed nomination, would support this county goal.

The proposed consolidation in the first option of the nomination also would establish a redevelopment alternative for the subject area that is not considered within the current Plan. The current Plan encourages the consolidation of Land Unit G with Land Unit E, but does not address the proposed consolidation of Sub-units E-1, E-2, and E-3 with a portion of or without Land Unit G. Sub-units E-1, E-2, and E-3 are sizeable with approximately 27 acres, and a consolidation, if done appropriately, would provide a viable, mixed-use redevelopment that preserves the natural areas, located within the subject area. For example, a consolidation

that comprises the parcels fronting Richmond Highway (Sub-unit E-1), the Penn Daw Mobile Home Park (Sub-unit E-3), and the portion of Sub-unit E-2 that is located north of the stream valley would be considered logical and substantial, would facilitate preserving the natural areas, and provide a natural buffer to the adjacent communities. This consolidation would shift the redevelopment core of the Penn Daw CBC from Land Unit G onto Sub-unit E-1, E-2, and E-3. Conditions that now apply to redevelopment of Land Unit G should be applied to any redevelopment on Sub-units E-1, E-2, and E-3.

By contrast, the second option proposed by APR 25MV causes concern. The nomination proposes a maximum of 3.6 million square feet on approximately 41 acres, which is approximately twice the intensity proposed in RZ 2005-MV-036 and RZ 2007-MV-016. If the nomination is compared to the development plans of the RZ 2005-MV-036 at a general level, the resulting building heights could be twice the height of the rezoning application with high-rise buildings greater than 9 stories. The proposed inclusion of townhouses and single-family detached units would cluster the more intense development toward Richmond Highway and could further increase the building heights. It is uncertain whether the proposed amount of intensity, even with the townhouses and single-family detached units located along the edge of the development, would be able to provide the necessary transitions of scale and buffering to the adjacent neighborhood. Developable land also will be constrained by zoning requirements for open space and parking.

With respect to building massing, the proposed development in Option 1 may result in similar building heights and scale as Option 2, causing similar concerns. The developable area of the 26-acre subject area in Option 1 is reduced to approximately 19 acres when the environmentally-sensitive areas are removed. The proposed maximum intensity of 1.5 FAR in Option 1 would result in approximately 1.7 million square feet with an effective intensity on the developable area of around a 2.0 FAR. This concern is particularly important as the stream that creates the sensitive areas partitions the subject area into two developable areas. Approximately six parcels would be separated from the rest of the consolidation, depending on the delineation. Connectivity across the stream valley and other design concerns may be difficult to resolve due to the size of this area, and, as a result, these parcels should be removed from consideration as part of the consolidation. The consolidation option should be limited to the area north and northwest of the environmentally-sensitive area.

The current Plan recommendation for mixed-use redevelopment on Land Unit G should be removed from the Plan as well. The likelihood that Land Unit G will redevelop as urban mixed-use site has diminished as the circumstances have changed. A major portion of the land unit has been dedicated to the county intended for public park purposes (Tax Map parcel 83-3 ((1)) 24). The dedication lessens the importance of retaining the high intensity option for Land Unit G as the option, in part, functions to encourage preservation of the environmentally sensitive areas on this parcel. Further, another major piece of the land unit is involved in an imminent redevelopment of a low-intensity shopping center to include a Wal-Mart (Tax Map Parcels 83-3 ((40)) 1 and 2. If the viability of redevelopment in Land Unit G improves in the future, a concurrent rezoning and Plan amendment review can occur

as the subject area is located with a CRD. The concurrent processing expedites the review of the rezoning and the corresponding Plan amendment.

Finally, Tax Map parcel 83-3 ((1)) 23A should transferred from Land Unit G to Land Unit E (Sub-unit E-1). Parcel 23A did not consolidate with the pending redevelopment of the parcels to the south in Land Unit G. The parcel has frontage on Richmond Highway, similar to the other parcels in Sub-unit E-1, and is adjacent to Sub-units E-1 and E-3. A logical consolidation with Land Unit E would provide additional land for the future consolidation in Land Unit E and the potential to provide additional amenities. The consolidation of parcel 23A should occur.

APR 09-IV-26MV: Several aspects of this nomination cause concern, including its conflict with the proposed development in APR 25MV, the proposed expansion of the CBC into a residential neighborhood, and the proposed mixture of land uses. Taking into consideration the recommendation for APR 25MV, the nomination could work against the creation of a development center in Sub-unit E-1, E-2, and E-3 because the proposed nomination could compete for market viability. The nomination also would not be able to coordinate with the development in the sub-units to the north. The subject area is separated from the redevelopment center in Sub-unit E-1, E-2, and E-3 by the imminent development of the low-intensity retail use.

With respect to possible encroachment, the nomination also proposes to expand the CBC onto Tax Map parcels 83-3 ((1)) 18 and 19. It is recognized that the proposed expansion could allow for a logical consolidation, if the subject area does not consolidate with parcels to the north, and that the expansion would occur on vacant lots on either side of an access road to the parcel within the CBC. However, long-standing policy of the Comprehensive Plan for Richmond Highway seeks to limit the expansion of CBC boundaries in order to concentrate commercial uses along the corridor and to protect the adjacent residential neighborhoods from commercial encroachment. If the CBC is expanded as proposed, a precedent would be set that could adversely affect the surrounding residential neighborhood.

In regards to the proposed land use, the nomination proposes residential and retail mixed-use. However, it is questionable whether 10% of the total development or 22,000 square feet of retail use should be considered a true, mixed-use development. This type of redevelopment should be considered residential use with support or ancillary retail uses. Furthermore, the justification section of the nomination states that the retail use would be located in a portion of the first floor of the residential building(s) and in one or more separate structures. The nomination does not clarify whether the separate structure for retail use could be free-standing, pad sites or whether drive-thru uses would be a part of the design. If so, these types of retail uses could work against the goal of creating a walkable, pedestrian-oriented place in the CBC by recreating the existing development pattern.

The current base Plan recommends up to 0.50 FAR community-serving retail use, which could result in a maximum of 84,000 square feet of development. The existing uses on-site

consist of 10,000 square feet of development. Sufficient development potential exists within the existing base Plan to provide incentive for redevelopment, and this intensity should be retained. The nomination exemplifies why the proposed deletion of the option for redevelopment of Land Unit G, should occur. With the transfer of Parcel 24 to the county and the proposed imminent redevelopment of Parcels 1 and 2 as low-intensity, retail use, the remaining parcels within the land unit have limited opportunities for redevelopment that would not negatively affect the surrounding communities. The nomination illustrates how the implementation of the maximum of amount of development under the current Plan option would need to encroach into the surrounding neighborhood in order to adequately mitigate the impact of the adjacent residences. If the concerns about the encroachment can be addressed through design and buffering as would be proffered in a rezoning, a concurrent rezoning and Plan amendment review can occur. A portion of the subject area is located with a CRD, and County policy supports these concurrent reviews in these areas. The concurrent processing would expedite the review of the rezoning and the corresponding Plan amendment.

Transportation

The transportation impact analysis for APRs 23MV, 25MV, and 26MV are broken into several parts. First, a general description and recommendations of current and future conditions are expressed below. Following this section, the transportation impact for each nomination is expressed individually.

APR 09-IV-23MV, 25MV, and 26MV: Richmond Highway is designated as a Principal Arterial roadway and is shown on the Fairfax County Transportation Plan Map to be a six-lane improved arterial. The roadway is currently six lanes in width, with right-of-way (ROW) ranging from 90 to 200 feet, approximately. In addition, Richmond Highway is shown as an Enhanced Public Transportation Corridor (EPTC) on the Fairfax County Transportation Plan Map, with a range of transit options to be studied in the future.

While Richmond Highway is currently built to its planned number of lanes (6), the existing cross section and ROW width do not meet the standard established in the Fairfax County Transportation Policy Plan. A 176 foot typical cross-section, established in the Plan for Richmond Highway, is the result of a collaborative effort to account for vehicular, bicycle/pedestrian and future transit needs within the corridor. Further review and analysis may indicate a need for additional right-of-way dedication along the frontage of the nominated parcels. Any redevelopment on the subject areas, including that recommended in the current Plan should accommodate these improvements to Richmond Highway.

If any of the nominations are adopted, efficient internal circulation should be developed with curb cuts minimized and locations of entrances and median breaks arranged to minimize conflicts with traffic on the adjacent arterial roadways. Connectivity within the subject areas, as well as to and from external streets and neighborhoods should be considered during any redevelopment. Full access to and from the site from Richmond Highway should be limited to the existing signalized intersections at Fairview Drive, North Kings Highway and Shields

Avenue. Further review and analysis of traffic conditions topography and sight lines, during rezoning, will later determine if additional right-in, right-out access points are warranted, or if there is a need for turn lanes or other intersection improvements.

Currently, the area is served by six (6) bus routes: Richmond Highway Express Bus (REX); and Connector Routes 151, 152, 161, 162 and 171. These bus routes traverse the area via Richmond Highway, North Kings Highway and South Kings Highway, or in some combination. Any redevelopment should accommodate efficient transit operations within the corridor and vicinity.

A major paved trail along Richmond Highway is shown on the Fairfax County Countywide Trails Plan. Any development should accommodate the planned improvement. A major paved trail along South Kings Highway is also shown, as well as a minor paved trail along North Kings Highway. Efforts should be made to connect internal bicycle/pedestrian facilities with existing and planned County facilities.

APR 09-IV-23MV: The Fairfax County Department of Transportation is currently in the process of studying the Richmond Highway corridor, between the Huntington Metrorail Station and Fort Belvoir, to determine effective locations for new transit transfer centers and parking facilities. Based on existing transit data of boardings and alightings (disembarking the bus) at bus stops along the Richmond Highway corridor, as well as population and employment estimates within walking distance of the bus stops, the county is currently exploring potential transit transfer center locations further to the south of this site, such as Ladson Lane and Lockheed Boulevard. Furthermore, the proximity of the subject area to the Metro station, approximately ¾ mile, raises concern that transit and/or park and ride users would not optimally utilize a station at this location.

Full access to and from the site would be limited to North Kings Highway on the northwest side of the site. Traffic signals, turn lanes, medians, and other constraints would prohibit full access to and from Richmond Highway or Shields Avenue. Buses that currently stop on the street would have to pull into the site, posing potential scheduling issues. This diversion would add several minutes of run time to each route. Parking on-site also may be problematic, given the size and shape of the site. Further review and analysis would be required to determine if separation of autos and buses can be accomplished.

The transit, population, and employment data, and access and parking concerns render the subject property an unlikely location for a larger transit and parking facility. However, this corner site may prove to be a vital connection for the transit movement from the North Kings Highway alignment (connecting from the Huntington Metrorail Station) to the Richmond Highway alignment (connecting to Fort Belvoir and points south), depending on the selected technology and alignments. A facility to support the nearby planned redevelopment would be appropriate to serve the southbound bus movements, if it would be designed in conjunction with redevelopment east of Richmond Highway in the CBC that contains another facility to serve the northbound movements. Safety and access questions would also need to

be addressed, especially between autos and buses, buses and pedestrians, and pedestrians and autos and pedestrian crossing Richmond Highway

APR 09-IV-25MV: As shown in the tables that follow the proposed changes in land use for APR 25MV would result in a sizeable increase in trip generation of up to 5,692 daily trips and 11,890 daily trips, respectively, compared to the current Comprehensive Plan option. The increase in these options would represent a substantial impact to, and could potentially create adverse impacts on, the proximate transportation network.

Based on the comparison of the average daily trips generated by the Plan options, APR 25 MV as proposed would require a Virginia Department of Transportation (VDOT) Chapter 527 review. The Code of Virginia (Chapter 527 §15.2-2222.1) requires localities to submit Comprehensive Plans and amendments to Comprehensive Plans that will substantially affect transportation on state-controlled roads to the VDOT, commonly referred to as "VDOT 527" or "Chapter 527". Any amendment to the Comprehensive Plan that generates 5,000 additional vehicle trips per day, assuming the highest density permissible, would trigger a review by VDOT. The proposed options within the nomination surpass the 5,000 additional vehicle trips per day, as compared to the highest density recommended under the current Comprehensive Plan. The Virginia General Assembly is reviewing aspects of the requirements, which if amended, may change the evaluation process.

Trip Generation Estimates for APR #09-IV-25MV
Mount Vernon District

Option 1 (26-acre consolidation)	Daily	AM Peak Hour		PM Peak Hour	
		In	Out	In	Out
Current Comp Plan Option (1.0 FAR)					
Shopping Center (820); 171.606 KSF	9,647	105	67	448	466
General Office (710); 228.808 KSF	2,523	320	44	57	278
Multifamily Apartment (220); 676 DU	4,220	67	268	253	136
Total	16,390	492	379	758	880
Proposed Amendment (1.5 FAR)					
Shopping Center (820); 258.0 KSF	12,574	157	101	588	612
General Office (710); 343.0 KSF	3,446	443	60	79	384
Single Family (210); 50 DU	550	11	34	35	21
Multifamily Apartment (220); 783 DU	4,869	77	310	291	157
Condo/Townhouse (230); 100 DU	643	9	43	40	20
Total	22,082	697	548	1,033	1,194
Net Impact of Proposed Amend Option Above Comp Plan Opt (26 Ac 1.0 FAR)	5,692	205	169	275	314

Option 2 (41-acre consolidation)	Daily	AM Peak Hour		PM Peak Hour	
		In	Out	In	Out
Current Comp Plan Option (1.0 FAR)					
Shopping Center (820); 325.0 KSF	14,610	188	121	686	715
General Office (710); 434.0 KSF	4,131	534	73	96	469
Multifamily Apartment (220); 1,300 DU	8,002	128	513	476	257
Total	26,743	850	707	1,258	1,441

Option 2 (41-acre consolidation)	Daily	AM Peak Hour		PM Peak Hour	
		In	Out	In	Out
Proposed Amendment (2.0 FAR)					
Shopping Center (820); 537.0 KSF	20,250	253	162	961	1,001
General Office (710); 716.0 KSF	6,074	797	109	150	731
Single Family (210); 75 DU	798	16	46	51	30
Multifamily Apartment (220); 1,685 DU	10,335	166	663	614	330
Condo/Townhouse (230); 200 DU	1,176	15	75	71	35
Total	38,633	1,247	1,055	1,847	2,127
Net Impact of Proposed Amendment Above Comp Plan	11,890	397	348	589	686

Trip Generation derived from the Institute of Traffic Engineers (ITE), Trip Generation, 8th Edition (2008). Trip Generation estimates are provided for general order-of-magnitude comparisons, only, and do not account for pass-by, internal capture, or traffic reductions as a result of proximity to transit stations.

APR 09-IV-26MV: As shown in the table on the next page, APR 26MV would result in a marginal increase in trip generation. This appears to represent a minimal impact, with adverse impacts on the proximate transportation network unlikely. A VDOT Chapter 527 review would not be required for this proposed change in land use.

Trip Generation Estimates for APR #09-IV-26MV
Mount Vernon District

Scenario	Daily	AM Peak Hour		PM Peak Hour	
		In	Out	In	Out
Current Comprehensive Plan					
Shopping Center (820); 84.0 KSF	6,063	85	54	277	289
Single Family Residential (210); 6 DU	78	4	10	5	3
Total	6,141	89	64	282	292
Proposed Amendment					
Shopping Center (820); 68.0 KSF	5,285	75	48	241	250
Multifamily Apartment (220); 159 DU	1,087	16	66	68	37
Total	6,372	91	114	309	287
Net Impact of Proposed Amendment Above Comp Plan	231	2	50	27	(5)

Trip Generation derived from the Institute of Traffic Engineers (ITE), Trip Generation, 8th Edition (2008). Trip Generation estimates are provided for general order-of-magnitude comparisons, only, and do not account for pass-by, internal capture, or traffic reductions as a result of proximity to transit stations.

Public Schools

APR 09-IV-23MV: No impact analysis on schools was preformed for APR 23MV as it does not propose to change or add residential use.

APR 09-IV-25MV & APR 09-IV-26MV:

The APR 25MV and 26MV are within the Belle View Elementary School, Sandburg Middle School, and West Potomac High School boundaries. The chart below shows the existing school capacity, enrollment, and projected five year enrollment. The chart represents a snapshot in time for student enrollment and school capacity. Student enrollment projections are done in a five year timeframe, currently through school year 2014-15 and are updated annually. Beyond the five year projection horizon, enrollment projections are not available.

Existing and Projected School Capacity
APR 09-IV-25MV & 09-IV-26MV

School	Capacity	Enrollment (9/30/0	2010-2011 Projected Enrollment	Capacity Balance 2010-11	2014-15 Projected Enrollment	Capacity Balance 2014-15
Belle View ES	478	463	494	-16	571	-93
Sandburg MS	1300	1224	1222	78	1343	-43
West Potomac HS	2081	2091	2221	-140	2458	-377

Capacity and enrollment are based on the FCPS FY 2011-15 CIP.

Student yields from both APR 25MV and 26MV will impact the capacity at the receiving schools. At the time of a rezoning application review, redevelopment would need to offset the impact of the development on surrounding schools. The individual review of each nomination is as follows:

APR 09-IV-25MV: Implementation of the base Plan recommendation for APR 25MV (assuming 72 single-family detached units and 61 single-family attached dwelling units, including mobile homes) would generate 60 students (31 elementary, 9 middle, and 20 high school students). The Plan option for APR 25MV (assuming either 1,300 mid-rise units or 1,300 low-rise units) could generate between 115 and 305 students, respectively (61-177 elementary, 17-42 middle, and 35-86 high school students). Student yields from APR 25MV will impact the capacity at the receiving schools. Currently, Belle View ES and West Potomac HS are over capacity and all three schools are projected to be over capacity for the 2014-15 school year. The proposed option 1 for APR 25MV would generate a total of 177 students, almost three times greater than the base Plan (97 elementary, 26 middle, and 54 high school students). The proposed option 2 for APR 25MV would generate a total of 410 students, almost seven times greater than the base Plan (229 elementary, 58 middle, and 122 high school students). The proposed options could increase or decrease the amount of students, depending on the scenario chosen.

APR 09-IV-26MV: The base Plan recommendation for APR 26MV (assuming 6 single-family detached dwelling units) would generate 4 students (2 elementary, 1 middle, and 1 high school students). Student yields from APR 26MV will impact the capacity at the receiving schools. Currently, Belle View ES and West Potomac HS are over capacity and all three schools are projected to be over capacity for the 2014-15 school year. The proposed option 1 for APR 26MV would generate a total of 19 students (10 elementary, 3 middle, and 6 high school students). The proposed option 2 for APR 26MV would generate a total of 13 students (7 elementary, 2 middle, and 4 high school students).

Environment

APR 09-IV-23MV & 09-IV-26MV: There are no environmental features Environmental Quality Corridor and Resource Protection Area (EQC and RPA) present on the subject areas.

APR 09-IV-25MV: An unnamed tributary associated with Paul Spring Branch (Belle Haven watershed) traverses the eastern portion of the subject property of APR 09-IV-25MV. A significant amount of environmentally sensitive land encompasses this area as shown in the environmental map at the end of this staff report. More than 14 acres of the subject plan amendment is considered RPA or EQC. Much of the stream valley located east of the Tax Map parcel 83-3 ((40)) 1 and 2 is characterized by significant degradation and stream bank erosion. Any redevelopment, including under the current Plan, would need to determine whether the area impacts parcels 1 and 2, and if so, preserve, and avoid development within it. Restoration of this degraded waterway would be a desirable element of any redevelopment proposal for this area of the Richmond Highway corridor.

Noise

APR 09-IV-23MV: There is no noise-sensitive use proposed on the subject property.

APR 09-IV-25MV & 26MV: Transportation generated noise exceeding 75 dBA DNL from Richmond Highway is likely to impact the subject areas of 25MV & 26MV and may adversely impact sensitive uses, such as residential uses. This issue could be avoided based on the location of noise-sensitive uses. If the sensitive uses are either shielded by other structures, located an adequate distance from the noise source(s), or by topography, then the noise might be adequately mitigated for the nominations. Any redevelopment, including under the current Plan, would likely require further review by staff at the time an application for development is submitted.

Parks & Recreation

APR 09-IV-23MV: The adopted Plan recommends that the property be used as a gateway park, if interchange improvements warrants. The subject property is surrounded on all sides by major roads and is poorly located to serve as an active local park. The property's location at a major intersection, however, is ideal to serve as a focal point for the community. The Park Authority supports the use of a portion of the site, in conjunction with other uses, as a passive gateway feature. The Park Authority's Urban Parks Framework defines a gateway feature as "Space such as a median strip, traffic island, or landscaped corner that signals entry into an area creates the first impression of an area and usually contains one or more visual amenities." A visual amenity is defined as "A single statue, fountain, sign, planter, or work of art that draws attention and adds to the character or identity of a place." A portion of the site should be retained for used as a gateway feature.

APR 09-IV-25MV & 09-IV-26MV: Existing nearby parks (Mount Vernon District, Lee District, Mount Eagle, Belle Haven, Bucknell Manor and Groveton Heights Parks) meet only a portion of the demand for parkland generated by residential development in the service area of the nomination. In addition to parkland, the recreational facilities in greatest need in the Mount Vernon Planning District include rectangle fields, adult softball fields, multi use courts, playgrounds, a neighborhood skate park and trails. Furthermore, many of the smaller local parks in the Mount Vernon Planning District did not include athletic fields, as a result of the early suburban residential development, and many were never developed with

recreation facilities. There are a number of tennis courts, multi-use courts and playgrounds that have been master planned at parks in the district, but have not been constructed.

APR 25MV and 26MV would allow for a potential increase in residents within the Mount Vernon Planning District by about 408 (APR 26MV) to 1,496 (APR 25MV) individuals. Residents will need access to park and recreation facilities onsite or nearby.
In addition to the residential development impact on recreational services and facilities, there will also be impacts from the proposed commercial development. Employees have a need to access recreational amenities at lunchtime or after work. Retail customers benefit from combining shopping trips with recreational activities.

The impact on parks and recreation levels of service should be offset per Objective 6 of the Parks and Recreation Section of the Policy Plan. Redevelopment also should be encouraged to contribute to constructing master planned park facilities and replacing aging park facilities at nearby parks within the district. In addition, onsite development of urban parks such as pocket parks, plazas, common greens and recreation-focused urban parks should be encouraged. Integration of publicly accessible urban parks in the overall development design is critical to providing onsite recreation resources within the subject areas and will enhance the desirability of the projects, contribute to redevelopment efforts, and contribute to a sense of place. Redevelopment should support pedestrian connectivity and creation of usable open spaces such as pocket parks, plazas, common greens and recreation-focused urban parks.

Cultural Resources Impacts
APR 09-IV-25MV & 09-IV-26MV: The subject areas are known to contain Federal camps associated with Pennsylvania regiments and New York infantry. While most of the parcels are developed, significant portions remain undeveloped. The area also contain the Spring Bank site (VDHR architectural site # 029-147), originally constructed in the early part of the 19th century (around 1809). This site has been fully redeveloped. However in the eastern and southern portions of the parcels, two additional sites were found during a Phase I archaeological survey in March of 2005. One was recommended for Phase II evaluation prior to ground disturbing activities for inclusion onto the National Register of Historic Places (44FX2547).

Additional investigation is warranted before a determination of site designation can be made. Any relatively undeveloped parcels or parts of parcels that have not been surveyed should be subjected to Phase I archaeological surveys and, if warranted, identified resources should be avoided or subjected to Phase II significance assessments and Phase III data recoveries, as needed. All archaeological work should be in accordance with guidelines provided by the County's archaeology program. Any redevelopment should be conditioned on the performance of Phase I and II archaeological surveys prior to any land disturbing activities. Adequate measures should be taken to protect against undue environmental impact.

Water

APR 09-IV-09-IV-23MV, 09-IV-25MV & 09-IV-26MV: Water service in the subject area is served by Fairfax Water which is a non-profit Water Utility that serves Northern Virginia. Existing parcels are served through 8-inch diameter water mains adjacent to the site. Future service to a mixed-use development on the proposed site warrants a looped water main configuration to accommodate reliability, water quality, and fire protection needs. Specific details pertaining to water distribution infrastructure should be developed concurrent with the rezoning process.

Transmission system improvements will ultimately be necessary along the entire Richmond Highway corridor, such as a future transmission main of minimum diameter of 24-inches. In addition, improvements and expansion will be needed at supporting pumping station and water storage facilities serving southern Fairfax County. Redevelopment at increased intensities would require improvements in public infrastructure to continue providing quality service. Individual developers would be responsible for extending lines to their development and would make these commitments during the rezoning and development process. Service requirements for specific projects should be coordinated with Fairfax Water as early as practical.

Editorial Update

APR 09-IV-23MV: With the completion of road improvements at the intersection of North Kings Highway and Richmond Highway, the Tax Map parcel numbers that comprise Sub-unit F-2 of the Penn Daw CBC have changed. Sub-unit F-2 now consists of 83-3 ((1)) 22A and 22B1. The Comprehensive Plan should be updated to correctly state the new parcel numbers. Further, the recommendation for the interchange improvement in the Plan text for Land Unit F-2 inadvertently remained after PA S04-CW-T1 and should be removed at this time.

APR 09-IV-25MV: Tax Map Parcels 83-3 ((1)) 24A and 24B have be re-subdivided as parcels 83-3 ((40)) 1 and 2. The parcel number should be updated within the Plan text.

RECOMMENDATION

APR nominations 09-IV-23MV, 09-IV-25MV, and 09-IV-26MV propose the replanning of portions of the Penn Daw Community Business Center (CBC) that would re-envision the east side of the Penn Daw CBC (Sub-units E-1, E-2, E-3 and G) as a mixed-use, transit-oriented community. APRs 25MV and 26MV involve land use changes that would support land use intensities, greater than the current Plan, and different types of land uses. APR 23MV proposes to replan a site as a bus rapid transit station to support the redevelopment proposed in APR 25MV. The redevelopment of portions of the Penn Daw CBC, as proposed, would support the county goals of concentrating growth in activity centers, especially those centers with transit options, and revitalizing older, suburban areas. In addition to the land use changes, one proposed option of APR 25MV proposes a feasible alternative to consolidation, which is not recognized in the current Plan. Similarly, APR 26MV proposes an alternative

redevelopment and consolidation option for the subject area, which recognizes that limiting consolidation solely within the CBC may no longer be viable.

At the same time, staff is concerned that the proposed intensities, particularly the higher option in 25MV, may not be able to provide adequate transitions and buffering to the adjacent neighborhood due to the scale and massing of the buildings. The proposed intensities of APR 25MV also cause concern due to the sizable increase in traffic compared to the existing Plan and lack of school capacity for the additional students. APR 26MV also could be considered piecemeal development due to the small size of the consolidation, and the proposed expansion of the CBC would be considered an encroachment into the surrounding neighborhood. In regards to APR 23MV, replanning the subject property as proposed may be premature without conclusions of a current Fairfax County Department of Transportation (FCDOT) transit study of the Richmond Highway corridor. However, more thoughtful means to bring transit through this area to support the proposed redevelopment in APR 25MV would encourage a more transit-friendly environment.

In order to reconcile the benefits of these nominations with the drawbacks, staff recommends an alternative that would modify the original nominations, while still encouraging redevelopment in the subject areas. The alternative would also address the proposal of APR 25MV to increase the intensity greater than the current Plan and reformulate the option for consolidation in order to incentivize redevelopment. As such, Sub-units E-1, E-2, and E-3 and Tax Map parcel 83-3 ((1)) 23A from Land Unit G would be dissolved into a unified land unit, Land Unit E, with an option for mixed-use redevelopment at an intensity up to 1.5 FAR. This type of development would encourage the development of an urban-style, mixed-use focal point for the CBC in the land unit. The current Plan option for mixed-use redevelopment at an intensity up to 1.0 FAR in Land Unit G would be removed as the land unit no longer presents a viable opportunity for the planned consolidation and redevelopment in the near term. The majority of this land unit has been either dedicated to the County intended for public park purposes (Tax Map parcel 83-3 ((1)) 24) or is in the process of review for an imminent redevelopment with low-density use.

This nomination also affords the opportunity to make an editorial update to remove the language about the interchange in Land Unit F-2 (APR 23MV), which was removed from the Plan in a past APR nomination and the revision to this land unit unintentionally neglected. The recommended gateway park, also related to the interchange, should be reevaluated to ensure that the recommendation remains appropriate.

Staff recommends that the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as <u>underlined</u>, text proposed to be deleted is shown as ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, Area IV, Mount Vernon Planning District, Richmond Highway Corridor, Penn Daw CBC, Land Use Recommendations, pages 35-37, as amended through August 3, 2009:

"Land Unit E

As delineated on the Plan Map, properties fronting on the east side of Richmond Highway between Quander Road and Shields Avenue and Tax Map parcels 83-3 ((1)) 23A and 83-3 ((8)) A are planned for neighborhood-serving office and/or retail uses up to .50 FAR with a maximum height of 50 feet. The Penn Daw Trailer Park is planned and currently developed as a mobile home park at a density of 5-8 dwelling units per acre. Any redevelopment of the mobile homes should comply with the County's voluntary relocation guidelines. Properties, located along the south side of Quander Road between Richmond Highway and Quander Road Center, are planned for residential use at 3-4 dwelling units per acre. As an option, with complete parcel consolidation of these properties along Quander Road, a density of 5-8 dwelling units per acre may be appropriate. Structures should be clustered to minimize impacts on steep slopes in the area. Consolidating and/or limiting access should be encouraged in order to preclude congestion within the Richmond Highway and Quander Road corridors and their intersections.

This land unit presents an opportunity for a well-designed, mixed-use project that will serve as the focal point and core area for the Penn Daw Community Business Center. As an option, the properties fronting Richmond Highway in Land Unit E and the Penn Daw Trailer Park if consolidated may be appropriate for redevelopment as a well-integrated mix of residential, office, retail, and hotel uses at an overall intensity up to a 1.5 FAR with a unified development plan. Properties along Quander Road, north of the stream valley and the EQC area (Tax Map parcels 83-3 ((1)) 34, 36, 41A, 42, 44, 45, 46, and 49; ((22)) 2, 2A, A, and B) also may be considered for this option provided logical consolidation is achieved.

Under this option, buildings should be coordinated in terms of scale, mass and function and mitigate impacts to adjacent residential neighborhoods. High-quality building and site design, incorporating the urban design recommendations found at the end of this Plan, should distinguish this area as a well-designed urban center. Development proposals should reflect a single integrated project or a project that allows for future coordination with other projects and should meet the following conditions:

- Substantial and logical consolidation is obtained. Where consolidation of parcels is not obtained, existing uses should be integrated into the site design by providing interparcel vehicular and pedestrian access;

- The level of non-residential development should be approximately one-third of the total gross floor area for the entire mixed-use development. Appropriate first floor support retail and service uses designed to serve the development and surrounding area in this option should be encouraged. A table-service restaurant that is well-integrated into the project is desirable;

- Non-residential uses should be located at the front of the property and oriented to Richmond Highway. Residential uses should be located toward the middle and rear in order to take advantage of the visual and passive recreational amenity, provided by the adjacent stream valley area.

- Sufficient buffering, year-round screening with predominantly native plants and trees, tapering of building heights and massing, should be utilized to mitigate

adverse impacts on nearby residential areas or unconsolidated residential properties.

- High-quality architecture, landscape design, and pedestrian amenities should be provided. Building design should be combined with an innovative and creative use of surrounding pedestrian open space in such a manner as to reduce the effect of the building height and bulk;

- Urban design elements, such as streetscaping, public art, pedestrian plazas, cultural/ recreation facilities, landscaped open space, landmarks or building designs are provided;

- Parking should be consolidated into structures and integrated into the streetscape in order to avoid adverse visual impacts to major pedestrian, bicycle, or vehicular corridors and unconsolidated parcels. Façade treatment of parking structures should contribute to the visual appeal of the streetscape. On-street and underground parking should be given preference over other forms of parking, such as surface parking lots or structured parking garages. Surface parking lots should be avoided or located in the rear of the buildings when necessary.

- An acceptable, detailed transportation analysis is performed that identifies transportation improvements required to support the development. Access points should be consolidated along Richmond Highway and an efficient internal circulation system provided. Traffic circulation on the site must ensure safe and orderly access to adjacent arterials. Cut-through traffic is minimized;

- Adequate right-of-way is provided for road improvements;

- Consolidating and/or limiting access should be considered in order to preclude congestion within the Richmond Highway and Quander Road corridors and their intersection.

- No more than one additional access onto Richmond Highway, besides Shields Avenue should be provided. Consolidated access for redevelopment along Quander Road should be considered. These provisions are intended to preclude congestion near the Richmond Highway/ Quander Road intersection.

- Low impact development measures and innovative stormwater management techniques should be used to mitigate the impact of development on water quality and quantity. Some low impact development measures which could provide enhancements to development as well as a stormwater benefit include facilities such as detention, infiltration and bioretention measures, as well as landscaped areas and constructed wetlands. Steep slopes, streams and floodplains with their existing vegetation located on the property should be preserved or features restored as appropriate. Safe, attractive, well-signed pathways, using natural surfaces, should connect this area to the redevelopment. Techniques should exceed the requirements for the baseline level in the areas of stormwater

management and should complement other green and sustainable features, as recommended within Policy Plan.

- Pedestrian circulation and the use of mass transit are encouraged through site design, connection with proposed and existing and planned bicycle and pedestrian circulation systems in the area and through other methods. A transit center or enhanced transit stop serving existing and planned Metrobus and Fairfax Connector bus routes in the Richmond, North Kings and South Kings Highway corridors should be accommodated to support this development and the surrounding area. This facility could be designed completely on-site or to serve northbound travel only in conjunction with a similar facility for southbound travel in Sub-unit F2. Should future study determine that rail is appropriate for the Richmond Highway corridor and that this location warrants a station, a future possible rail station should be accommodated, as depicted on Figure 13. Safe and convenient vehicular, bicycle, and pedestrian access and connections between Land Unit E and Sub-Unit F2 must be provided to ensure safe operation.

~~**Sub-unit E-1**~~

~~Lots fronting on the east side of Richmond Highway between Quander Road and Shields Avenue are planned for neighborhood-serving office and/or retail uses up to .50 FAR with a maximum height of 50 feet. See Land Unit G for an additional land use option.~~

~~**Sub-unit E-2**~~

~~Properties located along the south side of Quander Road between Richmond Highway and Quander Road Center are planned for residential use at 3-4 dwelling units per acre. As an option, with complete parcel consolidation in this sub-unit, a density of 5-8 dwelling units per acre may be appropriate. Structures should be clustered to minimize impacts on steep slopes in the area. No more than one entrance point onto Richmond Highway that is no closer than 200 feet from Quander Road, and no more than two entrance points on Quander Road, that are no closer than 200 feet from Richmond Highway should be provided. These latter provisions are intended to preclude congestion near the Richmond Highway/Quander Road intersection because of the importance of that road for carrying school traffic to and from West Potomac High School and Metro-related traffic to and from Huntington, as well as the residential traffic generated on these sites. See Land Unit G for an additional land use option.~~

~~**Sub-unit E-3**~~

~~The Penn Daw Trailer Park is planned and currently developed as a mobile home park at a density of 5-8 dwelling units per acre. Any redevelopment of this sub-unit is encouraged to comply with the County's voluntary relocation guidelines. See Land Unit G for an additional land use option.~~

...

Sub-unit F-2

Parcels within this sub-unit include 83-3((1)) 22A and ~~a portion of~~ Parcel 22B1 and are planned for retail use up to .35 FAR. ~~If substantial land is required for interchange improvements, the remaining property should also be acquired for use as a gateway park to provide~~ A gateway feature should be provided on the sub-unit to serve as a focal point for the Penn Daw Community Business Center. A transit center or enhanced transit stop serving existing and planned Metrobus and Fairfax Connector bus routes in the Richmond, North Kings, and South Kings Highway corridors should be accommodated to support mixed-use redevelopment on Land Unit E and the surrounding area. This facility could be designed completely onsite or to serve southbound travel only in conjunction with a similar facility for northbound travel in Land Unit E. Should future study determine that rail is appropriate for the Richmond Highway corridor and that this location warrants a station, a future possible rail station should be accommodated. Safe and convenient vehicular, bicycle, and pedestrian access and connections between Land Unit E and Sub-Unit F2 must be provided to ensure safe operation.

Land Unit G

The area along the east side of Richmond Highway south of Shields Avenue to Fairview Drive is planned for community-serving retail use up to .50 FAR. Tax Map parcel 83-3 ((1)) 24 is owned by the county and planned for private open space. Restoration or contribution to restore the degraded waterway traversing this parcel would be a desirable element of any redevelopment proposal within the land unit. Steep slopes, streams and floodplains with their existing vegetation located in the land unit property should be restored or features preserved as appropriate. Where past practices have degraded these slopes and streams, bioengineering approaches should be followed to restore them to more natural conditions and functions.

As an option, Tax Map parcel 83-3 ((1)) 20 may be appropriate for redevelopment. The mix of use and intensity should be examined though a concurrent Comprehensive Plan amendment and zoning application. This approach is consistent with county policy that permits concurrent processing of Comprehensive Plan amendment and zoning applications in order to facilitate the review of development proposals in Commercial Revitalization Areas. Redevelopment under this option may consider consolidation with Tax Map parcels 83-3 ((1)) 19 and 18 in order to accommodate compatible land use transitions, building height tapering, and potential buffering to the adjacent, low density neighborhood.

~~Existing conditions present an opportunity for a well-designed, mixed-use project that will serve as the focal point and core area for the Penn Daw Community Business Center. As an option, Land Unit G is planned for a well integrated mix of retail, office, hotel and residential uses with an overall intensity of up to 1.0 FAR. Development proposals for a single integrated project or a project that allows for future coordination with other projects should meet the following conditions:~~

- ~~Consolidation of Parcels 83-3((1)) 20, 23A, 24, 24A and 24B together with consolidation of additional lots in adjacent Sub-units E-1, E-2 and E-3 is encouraged. If full consolidation is not achieved, interparcel access to adjacent uses should be provided;~~

- ~~The level of non-residential development should not exceed two-thirds of the total gross floor area for the entire mixed-use development. Appropriate first-floor support retail and service uses designed to serve the development in this land unit should be encouraged.~~

- ~~Non-residential uses should be located at the front of the property and oriented to Richmond Highway. Residential uses should be located toward the middle and rear of parcels 24A and 24B in order to take advantage of the visual and passive recreational amenity provided by the adjacent stream valley area. Residential density and building heights should be tapered from mid-rise or garden-style apartments to townhouses located nearest to the existing adjacent neighborhood;~~

- ~~Building heights are tapered down toward the existing single-family area;~~

- ~~Adequate measures to mitigate against undue environmental impact are provided. Steep slopes, streams and floodplains with their existing vegetation located on the property are preserved as a public park. Where past practices have degraded these slopes and streams, bioengineering approaches should be followed to restore them to more natural conditions and functions;~~

- ~~Sufficient buffering and screening are provided to mitigate adverse impacts on adjacent residential areas;~~

- ~~Adequate right-of-way is provided for road improvements;~~

- ~~Pedestrian circulation and the use of mass transit is encouraged through site design, connection with proposed and existing pedestrian circulation systems in the area and other methods;~~

- ~~Urban design elements, such as streetscaping, public art, pedestrian plazas, cultural/ recreation facilities, landscaped open space, landmarks or building designs which will denote this area as a focal point of the Penn Daw Community Business Center are provided. The urban design recommendations found at the end of this Plan, should be used as a guide; and.~~

- ~~Incorporation of residential use in office or retail buildings in an "above the shop" arrangement is encouraged.~~

~~As an option, if Sub-units E-1, E-2 and E-3 are substantially and logically consolidated with Land Unit G, a well-integrated mix of uses with an overall intensity at up to 1.0 FAR that includes at least two of the following uses: retail, office, hotel and residential. The conditions listed above should be fulfilled for the entire assemblage.~~"

NOTE: Figure 8 on page 31 of the Richmond Highway Corridor Area, Mount Vernon Planning District, as amended through 3-9-2010 will be amended to reflect the modified Land Unit E and G boundaries and Tax Map parcel 83-3 ((1)) 23A transferring from Land Unit G to Land Unit E. The Comprehensive Plan Map will change to show Tax Map parcel 83-3 ((1)) 23A as Alternative Uses and Tax Map parcel 83-3 ((1)) 24 as private open space.

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Kings Crossing / Penn DAI
Land Unit F

APR# 09-IV-23MV

APR
Area Plans Review

2009-2010 SOUTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

#25

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: Pat Rea Daytime Phone: 703-358-3322

Address: P O Box 203
Mount Vernon, Va 22121

Nominator E-mail Address: Prea1@cox.net

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

THIS BOX FOR STAFF USE ONLY
Date Received: 9/15/09
Date Accepted: 10-9-09 cac
Planning District: MV
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.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 2

Total aggregate size of all nominated parcels (in acres and square feet): 1.9 acres 84,609 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: attachment 1 (Kings Crossing/Pen Daw) land units F-2

b. CURRENT PLAN MAP RECOMMENDATION: retail

c. CURRENT ZONING DESIGNATION: C-8

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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). Kings Crossing/Pen Daw Attachment 2

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?) Rapid Transit Bus Terminal. Public Use. Modern Design single story building. Bus turn around lanes. covered and secured bicycle parking. (Similar structure to the Shirlington Terminal in Arlington.

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: _____ TOTAL Gross Square Feet: _____

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional	100%	
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 (Circle 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)			
TOTAL			

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 August 3, 2009 and September 16, 2009 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

APR
Area Plans Review

2009-2010 SOUTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

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
0833 01 0022A	6207 North Kings Hwy	David L Hunter	30 Hunter La Camp Hill PA 17011	1.7	7008 1300 0000 5167 6884
* 0833 01 0022B1		David L Hunter	30 Hunter La Camp Hill PA 17011	.21	" " " " "

* PO Box 3165
Harrisburg, PA 17105
– corrected via notification 10/9

Attachment 1
F-2 2007 Edition Comp Plan Language

Sub-unit F-2
Parcels within this sub-unit include 83-3((1))22A and a portion of Parcel 22B and are planned for retail use up to .35 FAR. If substantial land is required for interchange improvements, the remaining property should also be acquired for use as a gateway park to provide a focal point for the Penn Daw Community Business Center.

Attachment # 2

Recommended Changes in Comprehensive Plan Language

Land Unit F-2

Penn Daw/Kings Crossing CBC

Sub-unit F-2

Interim land uses for the land units located at Kings Crossing and Penn Daw CBC are not appropriate because they may delay achievement of the overall desired redevelopment goals.

Penn Daw CBC and Kings Crossing require a centrally located rapid transit bus station. This station will provide a commuter transit terminal for movement along Richmond Highway, South Kings Highway and North Kings Highway for the purpose of further reducing the congestion on this major corridor.

~~Parcels within this sub-unit include 83-3((1))22A and a portion of Parcel 22B and are planned for retail use up to .35 FAR. If substantial land is required for interchange improvements, the remaining property should also be acquired for use as a gateway park to provide a focal point for the Penn Daw Community Business Center.~~

Parcels 83-3 ((1)) 22A and 22B in land unit F-2 should be purchased by the county and transformed into a centralized Rapid Transit Bus Station (similar in nature and design to that which is located in the Shirlington Bus Station). This terminal will offer commuters, visitors and neighborhood citizens with a convenient means to travel Richmond Highway, South Kings Highway and North Kings Highway and connect to the Huntington Metros upper platform. A small amount of surface parking should be provided. Pedestrian cross walks should be clearly identified and perhaps marked by brick or stamped pavement. Secure bicycle storage should also be provided.

This stations inclusion in the Penn Daw CBC and residential area of Mount Vernon and Lees Districts will transform this area into a Transportation Oriented Community therefore supporting the increase in FAR.

Attachment 3

Vision and Justification for Kings Crossing and Penn Daw CBC

The Route 1 Corridor requires a mixed-use "Town Center" show place to serve as the focal point for other Route 1 development. The center should consist of residential, retail, purveyors of food, offices and a transit transfer station. This center should be located in close proximity to major transportation routes and metro as well as within easy commute to DC, Fort Belvoir and Maryland.

The Kings Crossing area and Penn Daw CBC and surrounds provides the most suitable available property that can be developed as a large mixed use development of residences, retail, table service restaurants and office space and urban open spaces.

There are stable communities on the east and west of Route 1 that surround this CBC. The attainment of the goals and vision noted below will provide these existing stable communities with upgraded amenities, businesses and recreation to ensure that they retain an environment of quality around them.

Circumstances have changed since the last Comprehensive Plan was put in place and it is necessary for the Mount Vernon District to work within that framework and take the bold steps to encourage urban development in close proximity to mass transit along the Route 1 corridor.

Vision: The consolidation of all parcels located with in land units E-1, E-2, E-3 and Land Unit G would be appropriate to form the Kings Crossing Town Center. This town center would encompass:

An increase in FAR with a base case of up to 1.5 for Kings Crossing consisting of land units E-1, E-2, E-3 parcel 23A on the east side of Route 1 and south of Quander and north of Shields Ave.

Consolidation of the land unit G into the whole of Kings Crossing will offer an opportunity for an increase in FAR up to 2.0 with conditions.

Kings Crossing on the east side of Route 1 should incorporate corporate office space, as well as community serving offices space.

These offices should be located on the property closest to Route and clustered around pedestrian friendly walking streets near structured parking and the retail areas.

Ground level retail space occupied by national chains and local specialty shops;

Ground level food purveyors providing sit down restaurants/cafes and specialty shops such as ice cream and/or a pub/microbrewery.

Residences that offer mid-rise condos, rental units, town homes and a few court yard/zero-lot line cottages. These properties will range in prices and size to accommodate work force housing as well as market driven rates. These residential properties will be clustered on the property furthest from Route 1 thereby buffered from Route 1 traffic by the higher rise buildings. Residences should be primarily owner-occupied rather than rental. A number of these units should be universal design as well as 55 and over. The lower profile units should be located to the rear of the property and on Quander Rd.

Internal vehicular, pedestrian and bike traffic circulation is essential, with the vehicular traffic being routed to strategically located structured parking areas and the walking and biking pathways to be predominant features.

Restaurants and smaller retail shops should be clustered around walking pathways.

Internal treed and gardened open spaces and urban plazas of varied shapes and sizes should be dispersed throughout the complex. Lighted paths should lead to and through the county owned Quander Brook Park and stream area, offering a focal point to provide visitors an educational opportunity to learn about county for a and fauna.

Quander Brook Park should be upgraded and maintained to provide a buffer for the Spring Bank community and serve as a natural complement the urban nature of the Kings Crossing Town Center.

A transit transfer station should be incorporated into the Town Center to provide transit to the Huntington Metro along North Kings Highway, buses serving Route 1, South Kings Highway and Tyson's Corner. A consideration should be given by the Council of Governments to arrange for commuter transit from this town center to such places as Andrews Air Force Base and National Harbor.

Rapid bus service should be provided during rush hours. Ample structured parking for commuters should be provided along with structured and/or personal unit parking for visitors to and residents of the Town Center.

The land within land units E and G may be too small to accommodate the offices, residences and retail so it is likely that the transit station will have to be located on another parcel in close proximity to the Town Center. Possible site could be the existing Oursman car dealership location on Richmond Highway and Quander Rd or the F-2 land unit at the intersections of North Kings Highway, South Kings Highway and Richmond Highway.

If the site of the Oursman Auto Dealership is selected then this space should be considered for additional residential units based on allowable square footage.

Lighted sidewalks and bike paths should be installed along Quander Road from Beacon Hill Road to Route 1 allowing for easy and safe access to the Town Center from the neighborhoods in that area.

LEED silver or above construction and development practices should be followed for this development.

A consideration should also be given as to how to integrate the design of all the properties within the South Kings Highway/North Kings Highway and Route 1 at their juncture point so that this area of the Penn Daw CBC can obtain a high quality visual impact and smooth flow of traffic in this area. This being said an increase in FAR for the Penn Daw Shopping up to a 1.5 would be appropriate.

Transportation level of service D or better should be attained. To include reduction of curb cuts along this stretch of Richmond Highway.

Transportation Demand Systems Programs such as shuttle buses, metro rail subsidies, secured bike storage/parking (bus station, residences and metro) and carpool matching services are to be provided.

Innovative storm water management and mitigation systems are to be used in the entire area of Kings Crossing and Penn Daw CBC. Low Impact Development is essential.

Furthermore, VDOT is to be encouraged to become more familiar with and use innovative SWM practices.

Kings Crossing/Penn Daw Community Business Center

APR# 09-IV-23MV
Page 10 of 10

0 385 770 1,540 Feet

KINGS CROSSING - [illegible]

LAND UNITS E1 G

Replacement, revised page 1-2 (MVD, via email 10/30/2009) PC 2009-013

APR# 09-IV-25MV

APR Area Plans Review

2009-2010 SOUTH 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: Patrick Rea Daytime Phone: 703-358-3322

Address: c/o MVCCA P O Box 203
Mount Vernon, VA 22121

Nominator E-mail Address: Prea1@cox.net

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

THIS BOX FOR STAFF USE ONLY

Date Received: 9/15/09

Date Accepted: 10-9-09 cac

Planning District: MV

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.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: ~~38~~ 48

Total aggregate size of all nominated parcels (in acres and square feet): ~~41.0667~~ 49.4 acres ~~1,828,069~~ 2.15 million SF 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: (Kings Crossing) land units E-1, E-2, E-3, and G attachment 1 pg 34 edition 2007

attachment 1

5-8du/ac, 3-4du/ac

b. CURRENT PLAN MAP RECOMMENDATION: retail, residential, alternative uses ~~and other~~

c. CURRENT ZONING DESIGNATION: C-8, C-6, R-4, ~~5-8DU/AC~~

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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). Kings Crossing/Penn Daw Attachment 2

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?) Attachment 3

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: OPT 1 1.5 (26.3 acres) | OPT 2 2.0 (41.08 acres *) TOTAL Gross Square Feet: ~~2,742,014~~ OPTION 1 1.7 MSF OPTION 2 3.6 MSF

Categories	Percent of Total FAR	Square feet	
Office	20%	~~548,421~~ OPTION 1 343,473	OPTION 2 715,839
Retail	15%	~~411,316~~ 257,605	536,879
Public Facility, Govt & Institutional			
Private Recreation/Open Space		361,548 (Fairchild Property) ↳ 83-3((1)) 24	
Industrial			
Residential*	65% (blended average)	~~1,782,368~~ 1,116,287	2,326,476
TOTAL	100%	1,717,364	3,579,715

**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 (Circle 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 see attached chart

Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached	50	1,500	75,000
Townhouse	100	1,800	180,000
Low-Rise Multifamily (1-4 stories)	500	1,100	550,000
Mid-Rise Multifamily (5-8 stories)	888	1,100	977,388
High-Rise Multifamily (9 + stories)	1538		
TOTAL:			

(*) acreage not inclusive of parcel 83-3((1))24. Parcel proposed to remain as open space and not counted in FAR.

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 August 3, 2009 and September 16, 2009 to:

Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

Atch 4 pg 1

PROPERTY INFORMATION TABLE

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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.

Land Unit E 22

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
0833 22 0601	6201 Richmond Hwy	A B and W Credit Union Inc	6201 Richmond Hwy Alexanria, Va	.620	7009 1410 0000 7892 9104
0833 22 0602		Singla Raj and Chand	8614 Chase Cl Fairfax Station Va	.822	7009 1410 0000 7892 9227
0833 08 C	6235 Shields	Penn Daw Properties LLLP	POBox 2236 c/o Andrew Fenton	.209	7009 1410 0000 7892 9197
0833 22 B		Penn Daw Properties LLLP	POBox 2236 c/o Andrew Fenton	1.0	
0833 01 0036		Penn Daw Properties LLLP	POBox 2236 c/o Andrew Fenton	.173	
0833 01 0037	6217 Richmond Hwy	Penn Daw Properties LLLP	POBox 2236 c/o Andrew Fenton	.1723	
0833 01 0038	6215 Richmond Hwy	Penn Daw Properties LLLP	POBox 2236 c/o Andrew Fenton	.6163	
0833 08 0001	6239 Shields	Penn Daw Properties LLLP	POBox 2236 c/o Andrew Fenton	.50	
0833 08 B	6223 Richmond Hwy	Penn Daw Properties LLLP	POBox 2236 c/o Andrew Fenton	.325	

1

Atch 4 pg 3

Land Unit E-2

Land Unit 2

APR Area Plans Review

2009-2010 SOUTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

(3)

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
0833 01 0049	6216 Quander Rd	Swindell & Gwen Sutton	2231 Huntington Ave Alexandria	.475	7009 1410 0000 7892 9258
0833 01 0050	6210 Quander Rd	Pewter Hill LLC	2300 Wilson Bv Flr 7 Arlington Va	.419	7009 1410 0000 7892 9210
0833 01 000051	6151 Richmond Hwy	KF Alexandria LLC	1700 35th St NW Washington DC	1.35	7009 1410 0000 7892 9166
0833 22 0002	6234 Quander Rd	Washington Savings Bank FSB	4201 Mitchellville Rd Suite 500 Bw	1.9821	7009 1410 0000 7892 9098
0833 01 0046	6220 Quander Rd	Theodore & Mary Bumprey	6220 Quander Rd Alexandria Va	.3188	7009 1410 0000 7892 9265
0833 01 0045	6224 Quander Rd	Bryan Dumont	6224 Quander Rd Alexandria Va	.425	7009 1410 0000 7892 9128
0833 01 0044	6228 Quander Rd	Michael Strasburg	6228 Quander Rd Alexandria Va	.3266	7009 1410 0000 7892 9180
0833 01 0034	6238 Quander Rd	Charles Quander	6238 Quander Rd	.4128	7009 1410 0000 7892 9135
0833 01 0033	6242 Quander Rd	Peter Appel	6242 Quander Rd Alexandria, Va	.3762	7009 1410 0000 7892 9203

Atch 4 pg 2

APR Area Plans Review

2009-2010 SOUTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

(2)

Land Unit E-1

22

Land Unit E-2

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
0833 01 0040	6213 Richmond Hwy	Penn Daw Properties LLLP	POBox 2236 c/o Andrew Fenton	.471	7009 1410 0000 7892 9197
0833 01 0041	6211 Richmond Hwy	Penn Daw Properties LLLP	8614 Chase Glen Ct. Fairfax Sta	.345	
0833 01 0042		Penn Daw Properties LLLP	POBox 2236 c/o Andrew Fenton	.331	
0833 22 D	6250 Quander Rd	BOS Fairfax County	12000 Govt. Center Pkwy Suite	.106	7009 1410 0000 7892 9111
0833 01 0030	6304 Quander Rd	BOS Fairfax County	12000 Govt. Center Pkwy Suite	.228	
0833 01 0028	6300 Quander Rd	BOS Fairfax County	12000 Govt. Center Pkwy Suite	.375	
0833 22 C		Peter Appel	6209 Arkendale Rd., Alexandria,	.082	7009 1410 0000 7892 9203
0833 22 0002A		Charles Henry Quander	6238 Quander Rd Alexandria Va	.200	
0833 01 0026D	6308 Quander Rd	Joseph Williams	6308 Quander Rd. Alexandria, Va	.50	7009 1410 0000 7892 9142

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APR Area Plans Review

2009-2010 SOUTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

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
0833 22 0001	6254 Quander Rd	Rolo Valdviseo	6254 Quander Rd Alexandria Va 22	1.057	7009 1410 0000 7892 9241
0833 08 A	6229 Richmond Hwy	Robert Epps	6240 Shields Av Alexandria Va 22	.6427	7009 1410 0000 7892 9223
0833 08 0002	6249 Shields Ave	Robert Epps	6240 Shields Av Alexandria Va 22	.5006	
0833 08 0003	6259 Shields Ave	Robert Epps	6240 Shields Av Alexandria Va 22	.5077	
0833 08 0005	6240 Shields Ave	Robert Epps	6240 Shields Av Alexandria Va 22	.50	
0833 08 0006	6250 Shields Ave	Robert Epps	6240 Shields Av Alexandria Va 22	.50	
0833 08 0007	6260 Shields Ave	Robert Epps	6240 Shields Av Alexandria Va 22	.797	

LU #2
Land Unit 2
E-3

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APR Area Plans Review

2009-2010 SOUTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

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Land Unit G 22

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
0833 01 0020		Kings Crossing Venture LLC	4445 Willard Av Suite 700 c/o JBG	4.318	7009 1410 0000 7892 9173
0833 01 0024A		Kings Crossing Venture LLC	4445 Willard Av Suite 700 c/o JBG	10.89	" " " " "
0833 01 0023A	6239 Richmond Hwy	Kenyon Oil Co Inc.	221 Quinebaug Rd c/o Drake Pe	1.48	7009 1410 0000 7892 9159
* 0833 01 ~~0047~~ 0024		Elizebeth Fairchild Tr. / BOS Fair	499 S Capitol St suite 505 Washi	8.316	

* phone call
9-24-09
0833 01 0024
B.O.S. Fairfax County
12000 Government Center Pkwy.
Fairfax, VA 22035

Attachment 1
2007 Edition Comp Plan Language
Kings Crossing and Penn Daw CBC

Sub-unit E-1
Lots fronting on the east side of Richmond Highway between Quander Road and Shields Avenue are planned for neighborhood-serving office and/or retail uses up to .50 FAR with a maximum height of 50 feet. See Land Unit G for an additional land use option.

Sub-unit E-2
Properties located along the south side of Quander Road between Richmond Highway and Quander Road Center are planned for residential use at 3-4 dwelling units per acre. As an option, with complete parcel consolidation in this sub-unit, a density of 5-8 dwelling units per acre may be appropriate. Structures should be clustered to minimize impacts on steep slopes in the area. No more than one entrance point onto Richmond Highway that is no closer than 200 feet from Quander Road, and no more than two entrance points on Quander Road, that are no closer than 200 feet from Richmond Highway should be provided. These latter provisions are intended to preclude congestion near the Richmond Highway/Quander Road intersection because of the importance of that road for carrying school traffic to and from West Potomac High School and Metro-related traffic to and from Huntington, as well as the residential traffic generated on these sites. See Land Unit G for an additional land use option.

Sub-unit E-3
The Penn Daw Trailer Park is planned and currently developed as a mobile home park at a density of 5-8 dwelling units per acre. Any redevelopment of this sub-unit is encouraged to comply with the County's voluntary relocation guidelines. See Land Unit G for an additional land use option.

Land Unit G
The area along the east side of Richmond Highway south of Shields Avenue to Fairview Drive is planned for community-serving retail use up to .50 FAR.
Existing conditions present an opportunity for a well-designed, mixed-use project that will serve as the focal point and core area for the Penn Daw Community Business Center. As an option, Land Unit G is planned for a well integrated mix of retail, office, hotel and residential uses with an overall intensity of up to 1.0 FAR. Development proposals for a single integrated project or a project that allows for future coordination with other projects should meet the following conditions:

- Consolidation of Parcels 83-3((1))20, 23A, 24, 24A and 24B together with consolidation of additional lots in adjacent Sub-units E-1, E-2 and E-3 is encouraged. If full consolidation is not achieved, interparcel access to adjacent uses should be provided;

- The level of non-residential development should not exceed two-thirds of the total gross floor area for the entire mixed-use development. Appropriate first floor support retail and service uses designed to serve the development in this land unit should be encouraged;

- Non-residential uses should be located at the front of the property and oriented to Richmond Highway. Residential uses should be located toward the middle and rear of parcels 24A and 24B in order to take advantage of the visual and passive recreational amenity provided by the adjacent stream valley area. Residential density and building heights should be tapered from mid-rise or garden-style apartments to townhouses located nearest to the existing adjacent neighborhood;

- Building heights are tapered down toward the existing single-family area;

- Adequate measures to mitigate against undue environmental impact are provided. Steep slopes, streams and floodplains with their existing vegetation located on the property are preserved as a public park. Where past practices have degraded these slopes and streams, bioengineering approaches should be followed to restore them to more natural conditions and functions;

- Sufficient buffering and screening are provided to mitigate adverse impacts on adjacent residential areas;

- Adequate right-of-way is provided for road improvements;

- Pedestrian circulation and the use of mass transit is encouraged through site design, connection with proposed and existing pedestrian circulation systems in the area and other methods;

- Urban design elements, such as streetscaping, public art, pedestrian plazas, cultural/ recreation facilities, landscaped open space, landmarks or building designs which will denote this area as a focal point of the Penn Daw Community Business Center are provided. The urban design recommendations found at the end of this Plan, should be used as a guide; and

- Incorporation of residential use in office or retail buildings in an "above the shop" arrangement is encouraged.

As an option, if Sub-units E-1, E-2 and E-3 are substantially and logically consolidated with Land Unit G, a well-integrated mix of uses with an overall intensity at up to 1.0 FAR that includes at least two of the following uses: retail, office, hotel and residential. The conditions listed above should be fulfilled for the entire assemblage.

ATTACHMENT 2

RECOMMENDED COMPREHENSIVE PLAN LANGUAGES CHANGES

APR 2009-2010

SUBURBAN NEIGHBORHOOD AREA LOCATED ON THE EAST AND WEST SIDES OF SIDE OF RICHMOND HIGHWAY BETWEEN NORTH GATEWAY AND PENN DAW COMMUNITY BUSINESS CENTERS

Penn Daw Community Business Center

Figure 8 indicates the geographic location of land use recommendations for this Community Business Center.

Major existing uses in the Penn Daw Community Business Center include the Penn Daw Shopping Center, and neighborhood and community-serving retail establishments. Stable residential neighborhoods abut the Community Business Center on the east and northwest. A small office building at Franklin Street and Richmond Highway is representative of the small percentage of office use in this area. While there are multiple uses in this area located near the Huntington Transit Station, the uses are not well coordinated and do not encourage pedestrian or transit access. However, the location at the intersection of Richmond Highway and Kings Highway provides good auto accessibility and visibility. It should however, be transformed to encourage safe pedestrian and bicycle movement as well.

Planned highway improvements will impact some uses at the intersection of Richmond Highway and Kings Highway creating an opportunity for a special landscaped area or other identifying landmark at this intersection. The Penn Daw Shopping Center is planned to remain as a community-serving retail and table service restaurant center while the east side of Richmond Highway is planned to be redeveloped into a larger single use or as a mixed-use project comprised of residential, retail and office uses. Additional office uses are planned for the western side of Richmond Highway adjacent to the Fairhaven community.

The opportunity exists on the east side of Richmond Highway to create a large scale well designed mixed-use development as a focal point and core area of the Community Business Center. This area is envisioned as an integrated residential and commercial center which functions well within the context of adjacent existing or planned uses and incorporates high quality urban design elements to create a sense of identity.

Interim land uses for the land units located at Kings Crossing and Penn Daw CBC are not appropriate because they may delay achievement of the overall desired redevelopment goals.

Penn Daw CBC and Kings Crossing require a centrally located rapid transit bus station. This station will provide a commuter transit terminal for movement along Richmond Highway, South Kings Highway and North Kings Highway for the purpose of further reducing the congestion on this major corridor.

Much of the area located to the east side of Richmond Highway contains steep slopes, a stream valley and other environmentally sensitive features which should be protected and any degraded natural conditions and functions restored.

Sub-unit E-1

~~Lots fronting on the east side of Richmond Highway between Quander Road and Shields Avenue are planned for neighborhood-serving office and/or retail uses up to .50 FAR with a maximum height of 50 feet. See Land Unit G for an additional land use option.~~ See new language below

Sub-unit E-2

~~Properties located along the south side of Quander Road between Richmond Highway and Quander Road Center are planned for residential use at 3-4 dwelling units per acre. As an option, with complete parcel consolidation in this sub-unit, a density of 5-8 dwelling units per acre may be appropriate. Structures should be clustered to minimize impacts on steep slopes in the area. No more than one entrance point onto Richmond Highway that is no closer than 200 feet from Quander Road, and no more than two entrance points on Quander Road, that are no closer than 200 feet from Richmond Highway should be provided. These latter provisions are intended to preclude congestion near the Richmond Highway/Quander Road intersection because of the importance of that road for carrying school traffic to and from West Potomac High School and Metro-related traffic to and from Huntington, as well as the residential traffic generated on these sites. See Land Unit G for an additional land use option.~~ See new language below

Sub-unit E-3

~~The Penn Daw Trailer Park is planned and currently developed as a mobile home park at a density of 5-8 dwelling units per acre. Any redevelopment of this sub-unit is encouraged to comply with the County's voluntary relocation guidelines. See Land Unit G for an additional land use option.~~ See new language below

Except where specifically excluded for Kings Crossing and Penn Daw CBC, in cases where desired consolidation with other parcels is not feasible, consider interim land uses which result in significant public benefits, improvements in circulation or access,

parking, landscaping, site design or building design and that provide public benefits which outweigh any adverse effects of the change in use.

Sub units E-1, E-2 and E-3 and parcel 23A of land Unit G

Sub units E-1, E-2 and E-3 plus parcel 23A of land unit G should be substantially consolidated to form multi-use residential, table service restaurants, office and retail large scale well designed development as a focal point and core area of this Community Business Center. The FAR on these locations should be increased to a 1.5 if the following conditions are met:

- A mix of uses, that include office, retail, table service restaurants and residential, are provided;

- Substantial and logical parcel consolidation is achieved;

- Parcel 83-3 ((1)) 24 of land unit G is to be retained as open space and incorporated into those parcels that make up land unit E. This acreage is to help with the provision of, but not deter implementation of additional open spaces through out the development.

- Project design and layout provide a high quality urban development;

- No less than one third of this property to be residential

- The traffic impact of the proposed development is thoroughly analyzed and mitigated so that Richmond Highway, South Kings Highway and North Kings Highway adjacent to the site will operate at levels of service no less than Level of Service D.

- A rapid transit bus station is provided by the county

- Adequate right-of-way is provided for the adjacent intersection improvements and road widenings;

- A pedestrian and bike circulation system to encourage pedestrian and bicycle traffic within the development, to adjacent developments and to the Huntington Metro Station is provided;

- Care should be taken to reduce the cut through traffic from Quander Rd through the complex to and from Richmond Highway.

• Adequate measures to mitigate against environmental impact should be provided. Environmentally sensitive areas the Quander Brook area should be protected in accordance with Plan objectives, as well as, other applicable guidelines and regulations.

• Urban design elements, such as streetscaping, public art, pedestrian plazas, cultural/ recreation facilities, landscaped open space, landmarks or building designs which will denote this area as a focal point of the Penn Daw Community Business Center are provided. The urban design recommendations found at the end of this Plan, should be used as a guide; and

• Innovative storm water management systems are put into place for the entirety of the site to include LID.

An option for increased density up to a 2.0 FAR on Land Unit G is acceptable if substantial consolidate and interparcel connectivity of land units E-1, E-2, and E-3 and land unit G is achieved with the following conditions met:

~~As an option,~~ The 2.0 FAR option ~~mixed-use development up to 1.0 FAR~~ may be appropriate in the event that Richmond Highway adjacent to the site can be proven to operate at levels of service acceptable to the Virginia Department of Transportation and the County .

~~• Consolidation of Parcels 83-3((1)) 20, 23A, 24, 24A and 24B together with consolidation of additional lots in adjacent Sub-units E-1, E-2 and E-3 is encouraged~~.

~~• If substantial consolidation is not achieved amongst land units E-1, E-2, E-3, and land unit G interparcel access to adjacent uses should be provided;~~

• The level of non-residential development should not exceed two-thirds of the total gross floor area for the entire mixed-use development.

• Appropriate first floor support retail and service uses designed to serve the development in this land unit should be encouraged;

• Waking and biking paths are to be provided through out the site with connectivity to land units E-1, E-2, E-3, to other areas along this Penn Daw CBC, to the Huntington Metro and along Quander Rd.

• Non-residential uses should be located at the front of the property and oriented to Richmond Highway. Residential uses should be located toward the middle and rear of parcel~~s 24A and~~ 24B in order to take advantage of the visual and passive open space/recreational amenity provided by the adjacent stream valley area parcel 24.

• Residential density and building heights should be tapered ~~from mid-rise or garden style apartments to townhouses~~ towards the ~~and located nearest to the~~ existing adjacent single family neighborhoods;

• Adequate measures to mitigate against undue environmental impact are provided. Steep slopes, streams and floodplains with their existing vegetation located on the property are preserved as a public park. Where past practices have degraded these slopes and streams, bioengineering approaches should be followed to restore them to more natural conditions and functions;

• Innovative storm water management systems are put into place for the entirety of the site.

• The traffic impact of the proposed development is thoroughly analyzed and mitigated so that Richmond Highway, South Kings Highway and North Kings Highway adjacent to the site will operate at levels of service no less than Level of Service D.

• A Transportation Demand Management (TDM) should be used to include but not be limited to shuttle bus service, vanpools, metro rail subsidies, secured bicycle parking and/or carpool matching services.

• Structured parking is highly encouraged;

• Sufficient buffering and screening with native plantings provided to mitigate adverse impacts on adjacent residential areas;

• Adequate right-of-way is provided for road improvements;

• Pedestrian and bicycle circulation in a safe, functional and attractive design ~~and the use of mass transit are~~ is encouraged throughout the site ~~design~~, with connection to the parcels in other land units as well as to the west side of Richmond Highway and Quander Road. ~~with proposed and existing pedestrian circulation systems in the area and other methods;~~

• Urban design elements, such as streetscaping, public art, pedestrian plazas, cultural/ recreation facilities, landscaped open space, landmarks or building designs which will denote this area as a focal point of the Penn Daw Community Business Center are provided. The urban design recommendations found at the end of this Plan, should be used as a guide.

~~• Incorporation of residential use in office, site down dining or retail buildings in an "above the shop" arrangement is encouraged.~~

Land Unit G

Land unit G should be substantially consolidated with land units E-1, E-2, E-3 to form the well-designed, mixed-use project that will serve as the focal point and core area for the Penn Daw/Kings Crossing Center. This consolidation will provide for increased FAR accordingly. See sub-units E-1, E-2 and E-3 above for options.

~~The area along the east side of Richmond Highway south of Shields Avenue to Fairview Drive is planned for community-serving retail use up to .50 FAR.~~

~~Existing conditions present an opportunity for a well-designed, mixed-use project that will serve as the focal point and core area for the Penn Daw Community Business Center. As an option, Land Unit G is planned for a well integrated mix of retail, office, hotel and residential uses with an overall intensity of up to 1.0 FAR. Development proposals for a single integrated project or a project that allows for future coordination with other projects should meet the following conditions:~~

- ~~Consolidation of Parcels 83-3((1))20, 23A, 24, 24A and 24B together with consolidation of additional lots in adjacent Sub-units E-1, E-2 and E-3 is encouraged. If full consolidation is not achieved, interparcel access to adjacent uses should be provided;~~
- ~~The level of non-residential development should not exceed two-thirds of the total gross floor area for the entire mixed-use development. Appropriate first floor support retail and service uses designed to serve the development in this land unit should be encouraged;~~
- ~~Non-residential uses should be located at the front of the property and oriented to Richmond Highway. Residential uses should be located toward the middle and rear of parcels 24A and 24B in order to take advantage of the visual and passive recreational amenity provided by the adjacent stream valley area. Residential density and building heights should be tapered from mid-rise or garden-style apartments to townhouses located nearest to the existing adjacent neighborhood;~~
- ~~Building heights are tapered down toward the existing single-family area;~~
- ~~Adequate measures to mitigate against undue environmental impact are provided. Steep slopes, streams and floodplains with their existing vegetation located on the property are preserved as a public park. Where past practices have degraded these slopes and streams, bioengineering approaches should be followed to restore them to more natural conditions and functions;~~
- ~~Sufficient buffering and screening are provided to mitigate adverse impacts on adjacent residential areas;~~
- ~~Adequate right-of-way is provided for road improvements;~~
- ~~Pedestrian circulation and the use of mass transit is encouraged through site design, connection with proposed and existing pedestrian circulation systems in the area and other methods;~~
- ~~Urban design elements, such as streetscaping, public art, pedestrian plazas, cultural/ recreation facilities, landscaped open space, landmarks or building designs which will denote this area as a focal point of the Penn Daw Community Business Center are provided. The urban design recommendations found at the end of this Plan, should be used as a guide; and~~

~~• Incorporation of residential use in office or retail buildings in an "above the shop" arrangement is encouraged.~~

~~As an option, if Sub units E-1, E-2 and E-3 are substantially and logically consolidated with Land Unit G, a well integrated mix of uses with an overall intensity at up to 1.0 FAR that includes at least two of the following uses: retail, office, hotel and residential. The conditions listed above should be fulfilled for the entire assemblage.~~

Land Unit H

Land Unit H contains the Penn Daw Shopping Center and adjacent commercial uses between School and Poag Streets along North Kings Highway. The Penn Daw Shopping Center site is planned for retail, residential, office and restaurant use up to ~~.35~~ 1.0 FAR providing the following conditions are met:

- A mix of uses, that includes office, retail, table service restaurants and residential, properties are provided;
- Substantial and logical parcel consolidation is achieved;
- Project design and layout provide a high quality urban development;
- no less than one third is to be residential

- The traffic impact of the proposed development is thoroughly analyzed and mitigated so that Richmond Highway, South Kings Highway and North Kings Highway adjacent to the site will operate at levels of service no less than Level of Service D.
- Adequate right-of-way is provided for the adjacent intersection improvements and road widenings;
- A pedestrian circulation system which encourages pedestrian and bicycle traffic within the development, to adjacent developments and to the Huntington Metro Station is provided;
- Care should be taken to reduce the cut through traffic

- Urban design elements, such as public art, pedestrian plazas, cultural/recreation facilities, landscaped open space, streetscaping, landmarks or building designs which will denote this area as a focal point of the Penn Daw/Kings Crossing ~~Community Business~~ Center are included. The urban design recommendations found at the end of this Plan should be used as a guide.

Free-standing uses and drive up/through facilities should be discouraged to preserve an opportunity for connections to the proposed "gateway park". Additional parking lot landscaping and the introduction of a landscaped berm between the front parking lot and North Kings Highway is encouraged.

The existing commercial uses between School and Poag Streets along the west side of North Kings Highway are planned for low-rise office or compatible institutional uses up to .25 FAR to serve as a transition between the residential and commercial areas located north and south of the subject property, respectively. As an option, if parcels are completely consolidated and an integrated, well-designed development is proposed, an FAR up to .35 may be appropriate.

Attachment 3

Vision and Justification for Kings Crossing and Penn Daw CBC

The Route 1 Corridor requires a mixed-use "Town Center" show place to serve as the focal point for other Route 1 development. The center should consist of residential, retail, purveyors of food, offices and a transit transfer station. This center should be located in close proximity to major transportation routes and metro as well as within easy commute to DC, Fort Belvoir and Maryland.

The Kings Crossing area and Penn Daw CBC and surrounds provides the most suitable available property that can be developed as a large mixed use development of residences, retail, table service restaurants and office space and urban open spaces.

There are stable communities on the east and west of Route 1 that surround this CBC. The attainment of the goals and vision noted below will provide these existing stable communities with upgraded amenities, businesses and recreation to ensure that they retain an environment of quality around them.

Circumstances have changed since the last Comprehensive Plan was put in place and it is necessary for the Mount Vernon District to work within that framework and take the bold steps to encourage urban development in close proximity to mass transit along the Route 1 corridor.

Vision: The consolidation of all parcels located with in land units E-1, E-2, E-3 and Land Unit G would be appropriate to form the Kings Crossing Town Center. This town center would encompass:

An increase in FAR with a base case of up to 1.5 for Kings Crossing consisting of land units E-1, E-2, E-3 parcel 23A on the east side of Route 1 and south of Quander and north of Shields Ave.

Consolidation of the land unit G into the whole of Kings Crossing will offer an opportunity for an increase in FAR up to 2.0 with conditions.

Kings Crossing on the east side of Route 1 should incorporate corporate office space, as well as community serving offices space.

These offices should be located on the property closest to Route and clustered around pedestrian friendly walking streets near structured parking and the retail areas.

Ground level retail space occupied by national chains and local specialty shops;

Ground level food purveyors providing sit down restaurants/cafes and specialty shops such as ice cream and/or a pub/microbrewery.

Residences that offer mid-rise condos, rental units, town homes and a few court yard/zero-lot line cottages. These properties will range in prices and size to accommodate work force housing as well as market driven rates. These residential properties will be clustered on the property furthest from Route 1 thereby buffered from Route 1 traffic by the higher rise buildings. Residences should be primarily owner-occupied rather than rental. A number of these units should be universal design as well as 55 and over. The lower profile units should be located to the rear of the property and on Quander Rd.

Internal vehicular, pedestrian and bike traffic circulation is essential, with the vehicular traffic being routed to strategically located structured parking areas and the walking and biking pathways to be predominant features.

Restaurants and smaller retail shops should be clustered around walking pathways.

Internal treed and gardened open spaces and urban plazas of varied shapes and sizes should be dispersed throughout the complex. Lighted paths should lead to and through the county owned Quander Brook Park and stream area, offering a focal point to provide visitors an educational opportunity to learn about county for a and fauna.

Quander Brook Park should be upgraded and maintained to provide a buffer for the Spring Bank community and serve as a natural complement the urban nature of the Kings Crossing Town Center.

A transit transfer station should be incorporated into the Town Center to provide transit to the Huntington Metro along North Kings Highway, buses serving Route 1, South Kings Highway and Tyson's Corner. A consideration should be given by the Council of Governments to arrange for commuter transit from this town center to such places as Andrews Air Force Base and National Harbor.

Rapid bus service should be provided during rush hours. Ample structured parking for commuters should be provided along with structured and/or personal unit parking for visitors to and residents of the Town Center.

The land within land units E and G may be too small to accommodate the offices, residences and retail so it is likely that the transit station will have to be located on another parcel in close proximity to the Town Center. Possible site could be the existing Oursman car dealership location on Richmond Highway and Quander Rd or the F-2 land unit at the intersections of North Kings Highway, South Kings Highway and Richmond Highway.

If the site of the Oursman Auto Dealership is selected then this space should be considered for additional residential units based on allowable square footage.

Lighted sidewalks and bike paths should be installed along Quander Road from Beacon Hill Road to Route 1 allowing for easy and safe access to the Town Center from the neighborhoods in that area.

LEED silver or above construction and development practices should be followed for this development.

A consideration should also be given as to how to integrate the design of all the properties within the South Kings Highway/North Kings Highway and Route 1 at their juncture point so that this area of the Penn Daw CBC can obtain a high quality visual impact and smooth flow of traffic in this area. This being said an increase in FAR for the Penn Daw Shopping up to a 1.5 would be appropriate.

Transportation level of service D or better should be attained. To include reduction of curb cuts along this stretch of Richmond Highway.

Transportation Demand Systems Programs such as shuttle buses, metro rail subsidies, secured bike storage/parking (bus station, residences and metro) and carpool matching services are to be provided.

Innovative storm water management and mitigation systems are to be used in the entire area of Kings Crossing and Penn Daw CBC. Low Impact Development is essential.

Furthermore, VDOT is to be encouraged to become more familiar with and use innovative SWM practices.

Kings Crossing/Penn Daw Community Business Center

APR# 09-IV-25MV
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521

0 385 770 1,540 Feet

PC - 2009-013

PC 2009-013 Residential Unit Types Table

FAR 1.5 Option

Unit Type	Number of Units	Unit Size Sq Ft	Total Sq Ft (totals are rounded)
Cottages	50	1,500	75,000
Town Homes	100	1,800	180,000
Low Rise Multi-family	300	1,100	330,000
Mid Rise Multi-family	483	1,100	531,300
Total	933		1,116,300

20+ density unit range

FAR 2.0 Option

Unit Type	Number of Units	Unit Size Sq Ft	Total Sq Ft (totals are rounded
Cottages	75	1,500	112,500
Town Homes	200	1,800	360,000
Low Rise Multi-family	1000	1,100	1,100,000
Mid-Rise Multi-family	685	1,100	753,976
Total	1960		2,326,476

20+ density unit range

Van Dam, Meghan

From: Katherine Ward [kjwmvcca@yahoo.com]
Sent: Friday, October 30, 2009 5:58 PM
To: Van Dam, Meghan
Cc: Pat Rea
Subject: Re: FW: South County APR nomination PC 2009-013--clarification
Attachments: kings crossing.xlsx

Meghan,

Per our conversations please find the clarifications for PC2009-013

Please look my responses over and let me know if there is anything that needs further clarification. We want to make sure these are accurate and meet the county requirements.

Please see my comments below regarding each question.

Regards,

Katherine Ward
Co-Chair
MVCCA

--- On **Tue, 10/27/09, Van Dam, Meghan** ***<Meghan.VanDam@fairfaxcounty.gov>*** wrote:

> From: Van Dam, Meghan <Meghan.VanDam@fairfaxcounty.gov>
> Subject: FW: South County APR nomination PC 2009-013
> To: "Katherine Ward" <kjwmvcca@yahoo.com>
> Cc: "Gardner, Marianne" <Marianne.Gardner@fairfaxcounty.gov>
> Date: Tuesday, October 27, 2009, 3:58 PM
>
> Hello Katherine-
>
> Please confirm the following statements in regards to South County APR nomination PC-2009-013:
>
> - The total area of nomination 013 is 48 parcels and approximately 49.4 acres (2.15 million square feet), recognizing that a portion of Tax Map parcel 83-3 ((1)) 20 (16,000 SF) lies outside of the Penn Daw CBC. **This is correct, but also remember that the land unit 0833-01-024 is owned by the BOS and consists of 8.3 approx acres that will remain open space and not transfer any development rights.**
>
> - The Plan Map recommends retail and other, residential at a density of 3-4 and 5-8 dwelling units per acre, and alternative uses for the nominated area. **This is correct for the current Comp Plan language, but not for the newly recommended language. We are recommending 20+ DU per acre and up in density**
>
> - The zoning designations for the nominated area are C-8, C-6, and R-4 only. **Correct**

- The nominated area is located within the Plan recommendations for the Richmond Highway Corridor of the Mount Vernon Planning District. **Correct**

Also, you will need to notify the following parcels that are within Land Units E and G: Tax Map parcel 83-3 ((1)) 24B, 25, 26B, 26C, 26E, 26F, 27; 83-3 ((1)) 41A; 83-3 ((8)) 4; 83-3 ((22)) A. These parcels are nominated, but have not been notified as shown in the Property Information Table. The attached map illustrates the location of these parcels. A certified letter receipt or number should be sent to the Planning Commission office.
Letters have been prepared and will be sent to you by Patrick Rea under separate e-mail

Finally, the Proposed Land Use Table and Residential Unit Type Table needs to be filled out, based on the two options in the proposed Plan text. Option 1 (Consolidation of Land Units E-1, E-2, E-3, and Parcel 83-3 ((1)) 24 at an intensity up to 1.5 FAR with Parcel 24 planned as open space, no density transfer) and Option 2 (Land Units E-1, E-2, E-3, and G up to a 2.0 FAR with Parcel 24 planned as open space). The Land Use Table should look similar to this one, if you would maintain the percentages proposed in the original table:
The new Proposed Land Use Table and Residential Type Table is attached in the form of a spreadsheet based upon the accepted numbers below. Parcel 24 is planned as open space.

South County APR Nomination PC 2009-013

		Option 1	Option 2
Proposed FAR		1.5	2.0
Acreage (without Parcel 83-3 ((1)) 24)		26.2835	41.0835
Total Gross Square Feet		1,717,364	3,579,195
Land Use Categories	Percent of FAR	Square Feet	
Office	20%	343,473	715,839
Retail	15%	257,605	536,879
Residential	65%	1,116,287	2,326,476
Total	100%	1,717,364	3,579,195

The Residential Unit Type Table for each of the options must be completed as well.

Please respond to this email as soon as possible (11/5 at the latest). Thank you again,

Meghan

From: Van Dam, Meghan
Sent: Thursday, October 22, 2009 6:59 PM
To: 'Patrick Rea'
Cc: Remer, Christopher B.
Subject: South County APR nomination PC 2009-013

P.O. BOX 203
Mount Vernon, Va. 2212

October 22, 2009

RE: South County APR Nomination PC 2009-013

Dear Mr. Rea:

The purpose of this e-mail (a copy of which will be retained for the record) is to formally advise you that the above referenced South County APR Nomination, assigned a temporary ID number of PC-2009-013, has been received by the Department of Planning and Zoning. I am the Department of Planning and Zoning staff member assigned to review your nomination for technical compliance with the submission requirements. I have reviewed the nomination, as set forth in the *Guide to the 2009 -2010 South County Area Plans Review* and have the following concerns:

In Part 2: General Information, you have noted the incorrect number of parcels and total size of parcels. As described in Part 4, your nomination includes Land Units E-1, E-2, E-3 and G of the Penn Daw Community Business Center . This area includes 48 parcels at a size of approximately 49.8 acres or 2.17 million square feet. You will need to notify and include these additional parcels (Tax Map parcel 83-3 ((1)) 24B, 25, 26B, 26C, 26E, 26F, 27; 83-3 ((1)) 41A; 83-3 ((8)) 4; 83-3 ((22)) A) in your nominations.

In Part 4: Current and Proposed Comprehensive Plan and Zoning Designations, you have not specified the planned density recommended for the residential use on the Plan map. The Plan map recommends for the nominated area residential use at a density of 3-4 and 5-8 dwelling units per acre (du/ac), in addition to retail and other, and alternative uses.

Furthermore, in Part 4, you have stated that the zoning designation is C-8, C-6, R-4, and 5-8 du/ac. The 5-8 du/ac is misplaced, as it does not define a zoning category and does not belong in this section.

Attachment 1 and 2 (current and proposed Comprehensive Plan guidance) should also state that the nominated area is located in the Richmond Highway Corridor of the Mount Vernon Planning District.

In Part 4g: Total Floor Area Ratio and Gross Square Feet, it appears you have proposed a 1.5 FAR over the entire area or 2.7 million square feet (SF). This proposal is contrary to the proposed Plan text in Attachment 2. In Attachment 2, your text appears to propose two options. The first option proposes a 1.5 FAR over Land Units E-1, E-2, E-3, and Tax Map parcel 83-3 ((1)) 23A. This area is approximately 26 acres and would result in a lesser amount of square feet than your proposed 2.7 million SF. This text also proposes to replan Tax Map parcel 83-3 ((1)) 24 as open space, and it is unclear how this parcel should be counted in this consolidation. When the parcel is counted, the acreage would increase up to approximately 34 acres, and the square footage may also change. The second option proposes an intensity up to 2.0 FAR on Land Unit G, E-1, E-2, and E-3. The total acreage for this area is 49.8 acres. This intensity also needs to be acknowledged on the nomination form and the square footage assigned.

Please recalculate the acreage, intensity, and gross square footage for the two, proposed options, if my interpretations of your proposed Plan language are correct. You also will need to modify the

two charts on the second page of the nomination form to describe the land use percentages and resulting square footage, as well as the residential unit type, unit size, and total square feet.

Please confirm these clarifications regarding the total size, number of parcels, Plan recommendations, and zoning designations and recalculate the land use charts, based on the your two options, by November 5, 2009. By this date, you will also need to notify the additional parcels that were overlooked and send a receipt of the certified letter to the Planning Commission Office. Failure to do so may cause the nomination to be rejected.

Please address your response to me at meghan.vandam@fairfaxcounty.gov. You also may call with any questions, 703.324.1380.

Sincerely,

Meghan Van Dam

****

Meghan Van Dam
Planning Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035
(703) 324-1380 | office
(703) 324-3056 | fax
****

The Mount Vernon Council of Citizens' Associations, Inc.
P.O. Box 203, Mount Vernon, VA 22121-0203
http://www.mvcca.org

May 6, 2010

Fred R. Selden, Director
Planning Division, DPZ
12055 Government Center Parkway
Suite 730
Fairfax, Virginia 22035-5509

RE: APR# 09-IV-25MV

Dear Mr. Selden:

I am in receipt of your letter dated April 30, 2010, related to the §527 traffic study required as a result of the density proposed in the above referenced APR nomination. The Mount Vernon Council of Citizens' Associations, Inc. ("MVCCA"), on whose behalf I submitted this nomination, has reviewed the County staff and the Mount Vernon APR Task Force's alternative language for this nomination and modified land use plan that provides for lower density development than the original nomination. The MVCCA wishes to pursue the County Staff and Task Force alternative nomination rather than the originally submitted nomination.

APR# 09-IV-25MV has become part of a unified land use plan embodied in APR# 09-IV-23MV, APR# 09-IV-25MV and APR# 09-IV-26MV. I am also the nominator, on behalf of the MVCCA, for APR# 09-IV-23MV. The MVCCA supports and wishes to pursue the County Staff and Task Force alternative nomination for APR# 09-IV-23MV rather than the originally submitted APR# 09-IV-23MV nomination.

I am not the nominator for APR# 09-IV-26MV and this nomination is not on behalf of the MVCCA. However, the MVCCA does support the County Staff and Task Force alternative nomination as part of the unified development plan.

Very truly yours,

Patrick I. Rea

cc: Planning Commission
MVCCA Co-Chairs
Katherine Ward
Kahan Dhillon
Marianne Gardner
Meghan Van Dam

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APR
Area Plans Review

2009-2010 SOUTH 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.

THIS BOX FOR STAFF USE ONLY
Date Received: 9/16/09
Date Accepted: 9.23.09 COR
Planning District: MV
Special Area:

PART 1. NOMINATOR/AGENT INFORMATION

Name: Elizabeth D. Baker, agent for Kings Crossing Venture LLC Daytime Phone: (703) 528-4700

Address: Walsh Colucci Lubeley Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor, Arlington, VA 22201

Nominator E-mail Address: ebaker@arl.thelandlawyers.com

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

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.) Certified letters mailed 9/15/09

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
Agent for Kings Crossing Venture LLC, owner of nomination property

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 3

Total aggregate size of all nominated parcels (in acres and square feet): 5.236 acres 228,080 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: Part Parcel 20-Community serving retail use up to .50 FAR with option for mixed-use up to 1.0 FAR when certain conditions are met (see attached Plan text as Attachment 1). There is no specific Plan text for the remainder of the property.

b. CURRENT PLAN MAP RECOMMENDATION: Retail and other (Part Parcel 20); Residential 3-4 du/ac (Parcels 18, 19 pt. 20)

c. CURRENT ZONING DESIGNATION: C-8 and CRD, R-4

PC 2009-029

Replacement, page 2
(MWD, via 10/29/09 email)

APR
Area Plans Review

2009-2010 SOUTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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). Designate nomination property as part of Penn Daw CBC and add an option for mixed-use (residential and retail uses) up to 1.0 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?) Stick-built multi-family building(s), 4 to 5 stories in height, with retail uses in separate structure(s) and/or integrated in residential building. Combination of above-grade structured parking with limited 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: 1.0 TOTAL Gross Square Feet: 228,080**

Categories	Percent of Total FAR	Square feet
Office		
Retail	10 - 30%	22,808-68,424
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*	70 - 90%	159,656-205,272**
TOTAL	100%	228,080**

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 (Circle 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) 30-40

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)	159 -205	1,000	205,272
High-Rise Multifamily (9 + stories)			
TOTAL:	159 – 205	1,000	205,272

Continued

**Exclusive of any ADUs or bonus units

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 August 3, 2009 and September 16, 2009 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
83-3 ((1)) 18	2622 Fairview Drive	Kings Crossing Venture LLC	c/o JBG Rosenfeld	.459 ac.	7008 1830 0003 4284 0976
83-3 ((1)) 19	2700 Fairview Drive	Kings Crossing Venture LLC	4445 Willard Avenue, #700	.459 ac.	
83-3 ((1)) 20	6319, 6321, 6325, 6329 •	Kings Crossing Venture LLC	Chevy Chase, MD 20875 *	4.318 ac.	
	Richmond Highway				

* 20815 verified & corrected via email 9-23-09

o Does not show in tax database verified via email 9-23-09

Attachment 1
Proposed Plan Text

***Include all of Nomination Property in Land Unit G.**

Land Unit G

The area along the east side of Richmond Highway south of Shields Avenue to Fairview Drive is planned for community-serving retail use up to .50 FAR, with the exception of Tax Map 83-3 ((1)) 18, 19 and part 20 which is planned for residential use at 3 to 4 dwelling units per acre.

Existing conditions present an opportunity for a well-designed, mixed-use project that will serve as the focal point and core area for the Penn Daw Community Business Center. As an option, Land Unit G is planned for a well integrated mix of retail, office, hotel and residential uses with an overall intensity of up to 1.0 FAR. Development proposals for a single integrated project or a project that allows for future coordination with other projects should meet the following conditions:

- Consolidation of Parcels 83-3((1))20, 23A, 24, 24A and 24B together with consolidation of additional lots in adjacent Sub-units E-1, E-2 and E-3 is encouraged. If full consolidation is not achieved, interparcel access to adjacent uses should be provided;

- The level of non-residential development should not exceed two-thirds of the total gross floor area for the entire mixed-use development. Appropriate first floor support retail and service uses designed to serve the development in this land unit should be encouraged;

- Non-residential uses should be located at the front of the property and oriented to Richmond Highway. Residential uses should be located toward the middle and rear of parcels 24A and 24B in order to take advantage of the visual and passive recreational amenity provided by the adjacent stream valley area. Residential density and building heights should be tapered from mid-rise or garden-style apartments to townhouses located nearest to the existing adjacent neighborhood;

- Building heights are tapered down toward the existing single-family area;

- Adequate measures to mitigate against undue environmental impact are provided. Steep slopes, streams and floodplains with their existing vegetation located on the property are preserved as a public park. Where past practices have degraded these slopes and streams, bioengineering approaches should be followed to restore them to more natural conditions and functions;

- Sufficient buffering and screening are provided to mitigate adverse impacts on adjacent residential areas;

- Adequate right-of-way is provided for road improvements;

- Pedestrian circulation and the use of mass transit is encouraged through site design, connection with proposed and existing pedestrian circulation systems in the area and other methods;

- Urban design elements, such as streetscaping, public art, pedestrian plazas, cultural/ recreation facilities, landscaped open space, landmarks or building designs which will denote this area as a focal point of the Penn Daw Community Business Center are provided. The urban design recommendations found at the end of this Plan, should be used as a guide; and

- Incorporation of residential use in office or retail buildings in an "above the shop" arrangement is encouraged.

As an option, if Sub-units E-1, E-2 and E-3 are substantially and logically consolidated with Land Unit G, a well-integrated mix of uses with an overall intensity at up to 1.0 FAR that includes at least two of the following uses: retail, office, hotel and residential. The conditions listed above should be fulfilled for the entire assemblage.

As an additional option, Tax Map 83-3 ((1) 18, 19 and 20, if consolidated, are planned for a mixed-use development including retail and residential uses up to 1.0 FAR, provided the following conditions are met:

- The level of non-residential development should not exceed two-thirds of the total gross floor area for the entire mixed-use development;

- Sufficient buffering and screening are provided to mitigate impacts on adjacent residential areas;

- Adequate right-of-way is provided for road improvements;

- Pedestrian circulation and the use of mass transit is encouraged through site design, connection with proposed and existing pedestrian circulation systems in the area; and

- Urban design elements, such as streetscaping, pedestrian amenities, landscaped open space, and quality architectural design are provided.

Part 6: Justification

Fairfax County Tax Map Parcels 51-3 ((1)) 18, 19, and 20 (the "Nomination Property") consist of approximately 5.236 acres located within the Mount Vernon Planning District, and more specifically within the MV3-Greater Belle Haven Community Planning Sector. Most of Parcel 20 is located within Land Unit G of the Penn Daw Community Business Center. The Nomination Property is located along the east side of Richmond Highway, immediately north of Fairview Drive. The Nomination Property is presently zoned a combination of C-8 (Highway Commercial District) and R-4 (Residential District, Four Dwelling Units/Acre). Most of the site is also within the Richmond Highway Commercial Revitalization District. The current Comprehensive Plan ("Plan") recommends Parcels 18, 19 and a small portion of 20 for residential use at three to four dwelling units per acre. The remainder of Parcel 20 is currently planned for community serving retail uses at up to .50 FAR with an option for mixed use development up to 1.0 FAR provided a number of conditions, including considerable consolidation, are met. The Nomination Property is developed with four free-standing retail/restaurant uses adjacent to Richmond Highway and the remainder is undeveloped.

The Nominator proposes to amend the Plan to designate all of the Nomination Property as part of Land Unit G of the Penn Daw Community Business Center. It is proposed that the existing base plan be maintained, and an option be provided for redevelopment of the consolidated 5.236 acres with a mixed-use project to include multi-family residential uses and community serving retail and service uses. A maximum FAR of 1.0 is proposed, exclusive of ADU and bonus units. The Nomination Property is large enough to provide an opportunity for a well designed mixed-use development that will help transform this section of the Richmond Highway corridor. It has significant frontage on Richmond Highway and has access available from Fairview Drive to the south and the adjacent commercial properties to the north. The proposed option would allow for a mixed-use development comprised of 10% to 30% retail and service uses and between 70% and 90% residential uses. This range of uses will allow some flexibility in responding to market considerations at the time of redevelopment. It is anticipated that the proposed development option could consist of stick built 4 to 5 story multi-family building(s) with retail uses provided in a portion of the first floor of the residential building(s) and in one or more separate structures. It is anticipated that the majority of the parking will be provided in an above grade structure with some limited surface parking. Appropriate transitions in height and massing would be provided toward the single family residential uses located to the south in the Fairview community.

The mixed-use option proposed with this Nomination would better achieve the Plan's objectives for the future revitalization and redevelopment of the Richmond Highway Corridor. Specifically, the Plan Nomination would help achieve the County's stated objectives to:

> "Encourage substantial consolidation of contiguous parcels starting at the Richmond Highway frontage back to the existing stable residential neighborhoods to provide for projects that function in a well-designed,

efficient manner and for the redevelopment of unconsolidated parcels in conformance with the Area Plan."

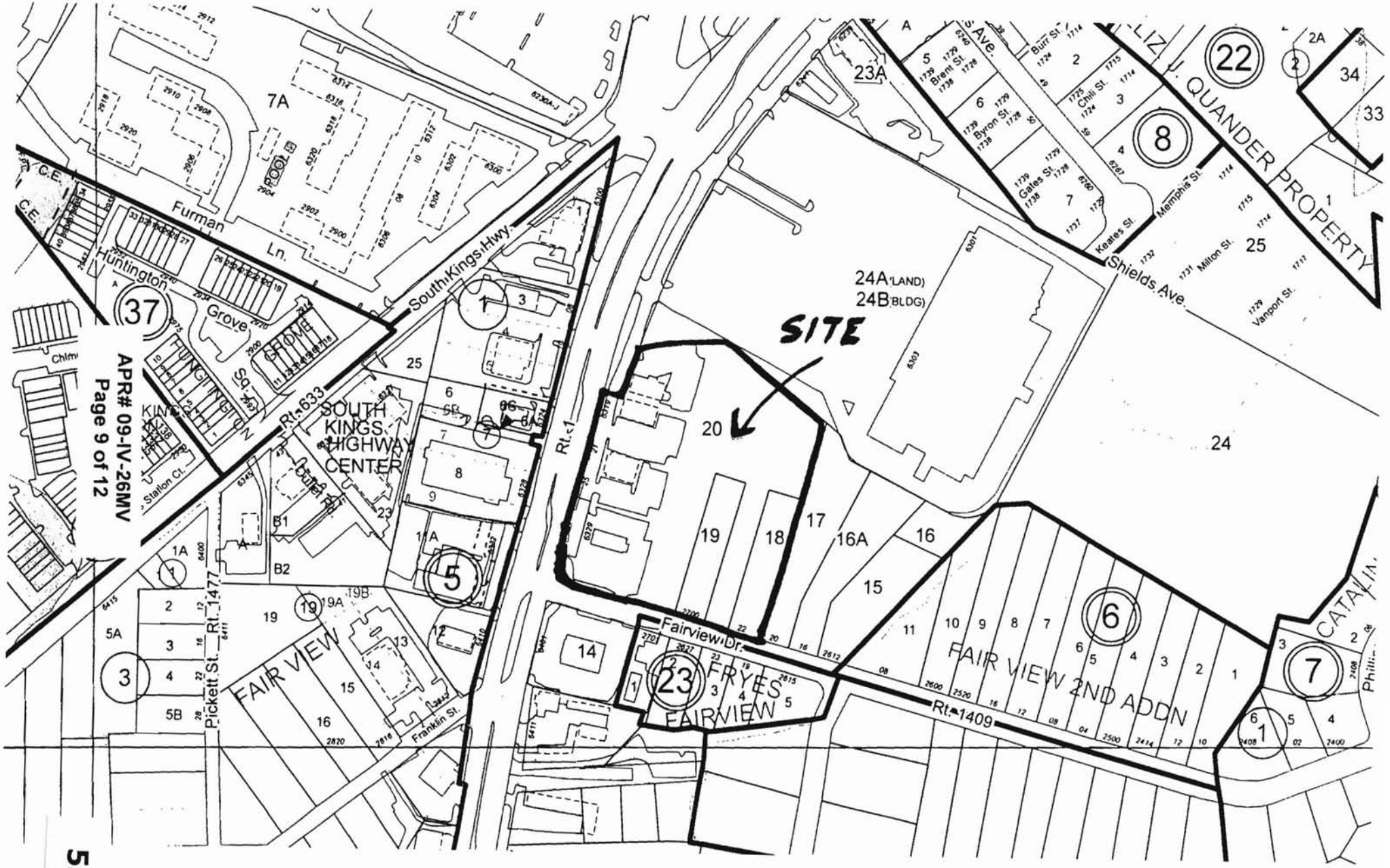
"Encourage better access and functional amenities through improvements to and integration of the pedestrian, bicycle and vehicular traffic systems by visually enhancing intersections, reducing curb cuts and providing better signage and access to commercial facilities and adjacent, non-commercial uses."

"Encourage revitalization and redevelopment of the Richmond Highway Corridor to create more attractive, commercially-viable, and functionally-efficient business centers and community focal points."

The redevelopment of these properties would provide for consolidation of four parcels and the elimination of four freestanding small and aging commercial structures with numerous uncoordinated curb cuts on to Richmond Highway. In their place would be a pedestrian friendly, mixed-use development including opportunities for community-serving retail uses integrated within the development and high quality architectural design and streetscape improvements. Reduced and coordinated access points would improve the functioning of Richmond Highway. New residential uses, including additional affordable dwelling units in keeping with the County policies, would help support the area's retail shops, restaurants and services and enliven the character of the area and could act as a catalyst for other revitalization projects.

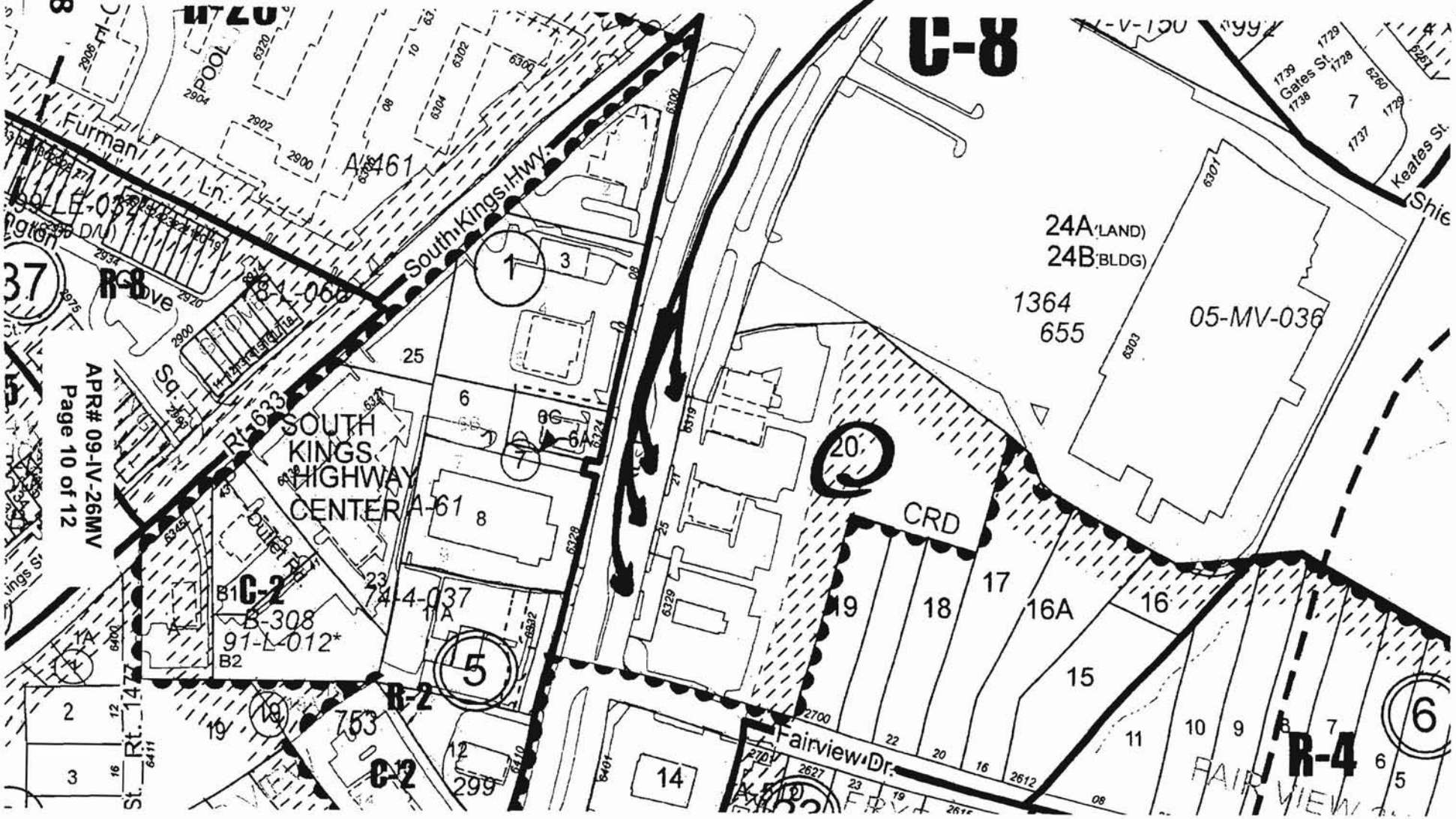
Given the existing uses in the area, the current Plan's consolidation requirements needed to pursue a mixed use development at a 1.0 FAR are not attainable. Yet without a viable option to redevelop the Nomination Property, it is likely to remain as currently developed, perhaps with cosmetic façade improvements but no major changes to function, access or long tern vitality of the corridor.

In summary, the Nominator proposes that the entire Nomination Property be designated as a part of Land Unit G of the Penn Daw CBC and allow a new option for mixed-use development at up to 1.0 FAR. Please see Attachment 1 which provides proposed draft Comprehensive Plan language for the Nomination Property.


SITE
24A (LAND)
24B (BLDG)
SOUTH KINGS HIGHWAY CENTER
South Kings Hwy.
Rt. 633
Rt. 1
Rt. 1409
Rt. 1477
Pickett St.
Fairview Dr.
Shields Ave.
Furman Ln.
Huntington Grove
Burt Rd.
Franklin St.
Keales St.
Memphis St.
Milton St.
Vanport St.
Burr St.
Brent St.
Byron St.
Gales St.
Chili St.
FAIR VIEW
FAIR VIEW 2ND ADDN
FRYES FAIRVIEW
LIZZIE J. QUANDER PROPERTY
CATALIA
APR# 09-IV-26MV
Page 9 of 12

Addresses

538



Van Dam, Meghan

From: Baker, Elizabeth D. [ebaker@arl.thelandlawyers.com]
Sent: Thursday, October 29, 2009 2:14 PM
To: Van Dam, Meghan
Subject: RE: 2009-2010 South County APR nomination (PC 2009-029)
Attachments: 2009-2010 South County Area Plans Review Application (A0178883).PDF

Hi Meghan,
I have reviewed the questions posed in your e-mail correspondence below, and do find there are some corrections needed on the nomination form. I have attached a revised nomination form with changes to page 20, but also answer your specific questions as follows:

1) **Please clarify the total square feet of the proposed development in Part 4g.** The total square feet of development, exclusive of ADUs or bonus units, is **228,080**.
2) **Please clarify which number is correct in Part 4h.** The total square feet of residential, exclusive of ADUs or bonus units, is **205,272**, not 228,080.
3) **Please clarify what type and number of units would result from the other end of the range (a combination of 68,424 SF of retail use and 159,656 SF of residential use) in Part 4h.** This range would result in approximately 159 multi-family units, most likely in a mid-rise structure, but potentially as low-rise multifamily.

I hope this clarifies the proposal. Can you please let me know you received this e-mail and of course please let me know if you have any additional questions.

Elizabeth D. Baker
Land Use Coordinator
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, Thirteenth Floor
Arlington, VA 22201
Phone: (703) 528-4700

From: Van Dam, Meghan [mailto:Meghan.VanDam@fairfaxcounty.gov]
Sent: Thursday, October 15, 2009 10:48 AM
To: Baker, Elizabeth D.
Cc: Van Dam, Meghan
Subject: 2009-2010 South County APR nomination (PC 2009-029)

Elizabeth Baker
2200 Clarendon Boulevard, 13th Floor
Arlington, Va. 22201

RE: 2009-2010 South County APR nomination PC 2009-029

Dear Ms. Baker:

The purpose of this e-mail (a copy of which will be retained for the record) is to formally advise you that the above referenced South County APR Nomination, assigned a temporary ID number of PC-2009-029, has been received by the Department of Planning and Zoning. I am the Department of Planning and Zoning

staff member assigned to review your nomination for technical compliance with the submission requirements. I have reviewed the nomination as set forth in the *Guide to the 2009 -2010 South County Area Plans Review* and have the following concerns:

- In part 4g: the Total Floor Area Ratio (FAR) Proposed, you have stated that the total square feet for the proposed development is 205,272. This total appears to be incorrect based on the square feet that is stated in the individual land use categories. Please clarify the total square feet of the proposed development.
- In Part H, the stated Total Square Feet is 228,080; however, the mid-rise residential unit square feet is 205,272. Please clarify which number is correct.
- In Part H, you have stated that 205 units of 1,000 SF per unit is proposed. It appears that this quantification is linked to one end of the range of proposed land use. Please clarify what type and number of units would result from the other end of the range (a combination of 68,424 SF of retail use and 159,656 SF of residential use).

This information should be provided to the Department of Planning and Zoning by October 29, 2009. Failure to do so will cause the nomination to be rejected.

Please address your response or questions to me at meghan.vandam@fairfaxcounty.gov.

Sincerely,

Meghan Van Dam

****
Meghan Van Dam, AICP
Planning Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035
(703) 324-1380 | office
(703) 324-3056 | fax
****
This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail and delete all copies of the message. Thank you very much.

A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **PLAN AMENDMENT:** S09-IV-MV2

NOMINATOR(S): Fairfax County Board of Supervisors

ACREAGE: 1.2 acres

TAX MAP I.D.: 93-1 ((18)) (D) 117, 126, 130, 138

GENERAL LOCATION: East side of Richmond Highway, south of East Lee Avenue, north of Preston Avenue and west of Memorial Heights Drive.

PLANNING AREA: IV
District: Mount Vernon
Sector: MV5 Groveton Community Planning Sector
Special Areas: Beacon/Groveton Community Business Center, Land Unit E

ADOPTED PLAN MAP: Alternative uses and residential use at 3-4 dwelling units per acre (du/ac)

ADOPTED PLAN TEXT: Parcels 117 and 126: townhouse style office and/or retail at an intensity up to .30 FAR with conditions; Option 1: Same uses and conditions at an intensity up to .50 FAR with limited retail use; Option 2: Mixed-use development including residential use at an intensity up to .80 FAR with conditions;
Parcels 130 and 138, residential uses at 3-4 du/ac, and options 1 and 2 above.

Complete Plan text is shown in the Adopted Comprehensive Plan Text section.

PROPOSED PLAN AMENDMENT: Retail uses at an intensity up to .35 FAR, with potential for low density residential use on parcels abutting residential neighborhood. The purpose of the amendment is to allow parking rather than buildings to be located along the Richmond highway frontage. Complete Nominated Plan text is shown in the Nominated Plan Amendment section.

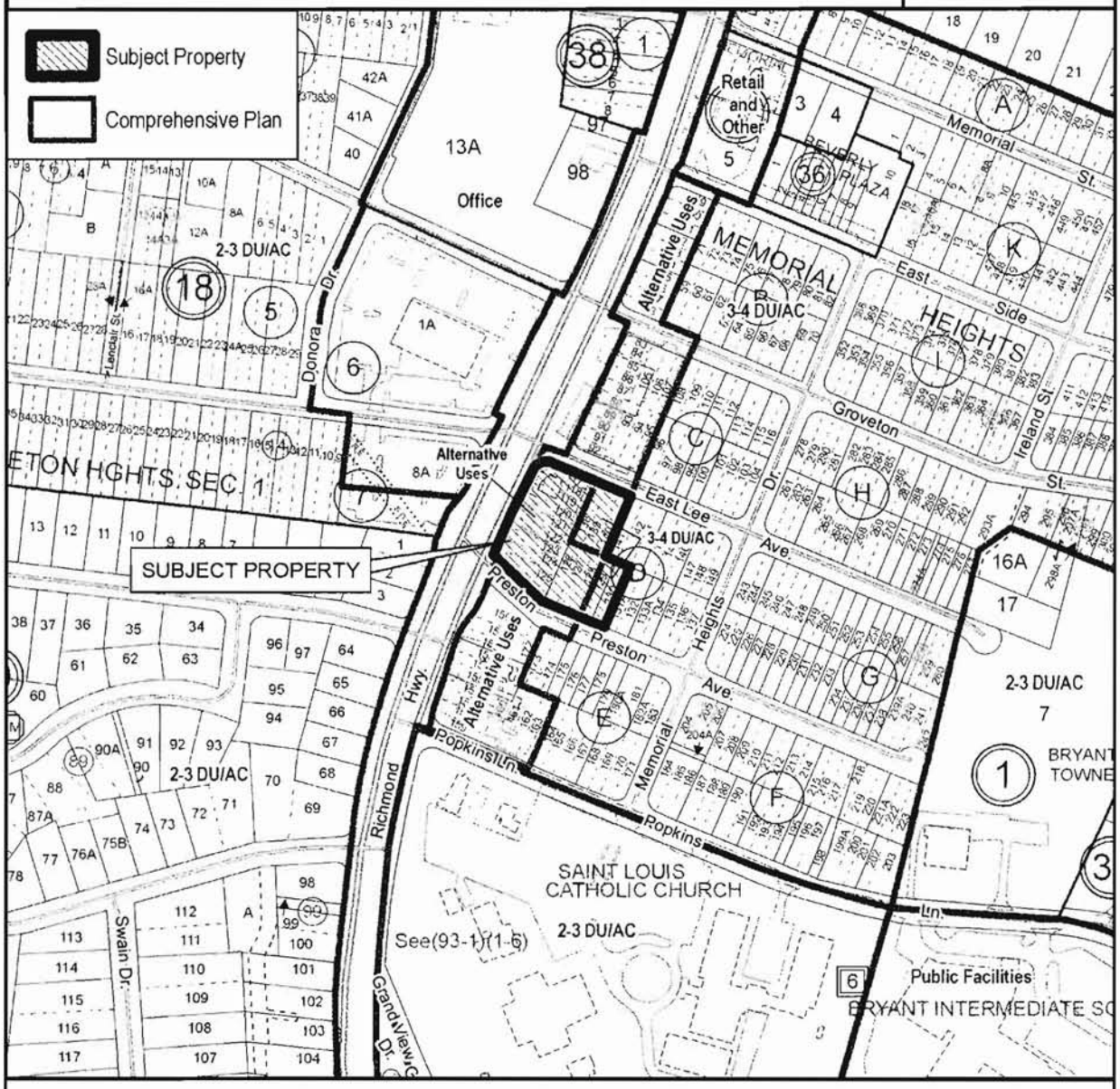
SUMMARY OF STAFF RECOMMENDATION:
___ Approve Nomination As Submitted
_X_ Approve Staff Alternative
___ Retain Adopted Plan

The subject area is constrained by small size and shallow width. The shared edge with a residential neighborhood requires that a transition and buffer area be located on the commercial property to protect the neighborhood. Staff does not support replanning the property for retail use at an intensity of .35 FAR with parking located along Richmond Highway because the resulting building location would hinder achieving this objective. For this reason, neither does staff recommend planning a part of the site for residential use when combined with this option, as doing so would also constrain the ability to provide acceptable transition and buffering within the commercial area.

As an alternative, staff recommends reducing the intensity of the subject area to .15 FAR to better assure an appropriate transition to the existing residential neighborhood. Compared to the adopted Comprehensive Plan, the lower intensity would result in better landscaping, buffering and site design. Staff also recommends revising conditions to recognize that at the intensity of .15 FAR, some parking may be suitable at the front edge of the building, contingent on achieving a design that includes pedestrian orientation and a full transition and buffering treatment to the adjacent neighborhood. The staff recommended text is shown in the Recommendation section.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR #
S09-IV-MV2
MT. VERNON



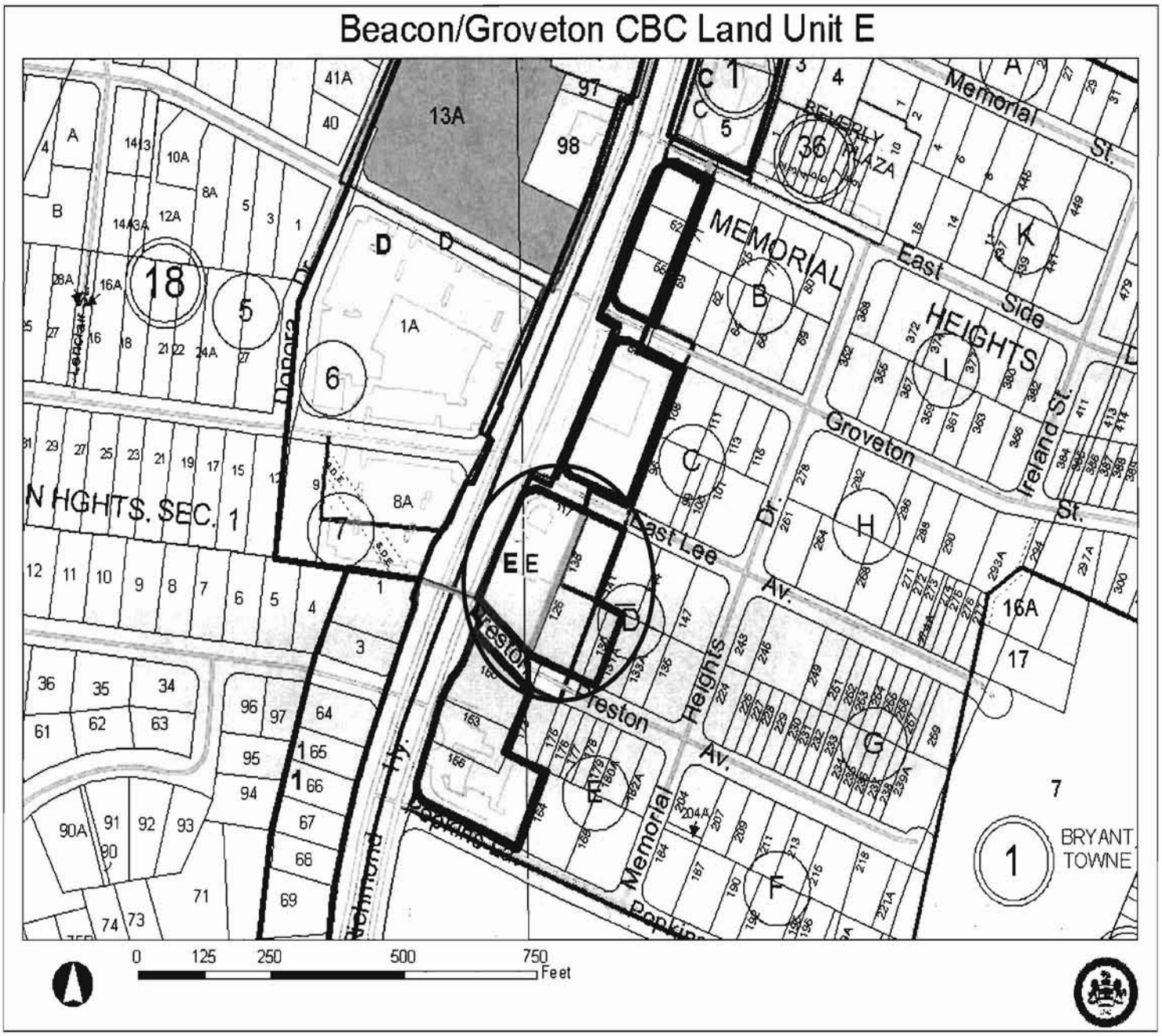
Subject Property Current Plan: Townhouse style office and/ or retail use up to .30 FAR; up to .50 FAR with full consolidation; mixed-use development up to .80 FAR w/multi-family residential & ground floor retail w/conditions related to noise mitigation and establishment of viable residential environment.

Nominated Plan Change: Retail use up to .35 FAR and low-density residential at periphery of site as transition to surrounding residential area.

Staff Recommendation: Approve Staff Alternative.

300 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO APRIL 2010


Beacon/Groveton CBC Land Unit E
Memorial St.
MEMORIAL
East Side
HEIGHTS
Groveton
Ireland St.
East Lee Av.
Heights
Preston Av.
Memorial
Richmond Hy.
N HGHTS. SEC. 1
BRYANT TOWNE
0 125 250 500 750 Feet

CONTEXT

General Location:

The nomination concerns properties in Land Unit E of the Beacon/Groveton CBC and the MV5 Groveton Community Planning Sector of the Mount Vernon Planning District. The subject property is generally located on the east side of Richmond Highway, south of East Lee Avenue, north of Preston Avenue and west of Memorial Heights Drive.

Existing and Planned Land Use and Zoning:

Subject Property: The subject area contains a single-family detached home, a parking lot and vacant land. Parcels 117 and 126 are planned for office or retail use up to .30 FAR with conditions, with an option for an intensity up to .50 FAR with the same conditions provided any retail use is limited to 10,000 square feet in size. An additional option recommends mixed-use development including residential and retail uses up to an intensity of .80 FAR with additional conditions. Parcels 130 and 138 are planned for residential use at 3-4 du/ac, and also include the same two options. The subject property is zoned PRM.

Adjacent Area:
North: To the north of the subject property is an office building and single-family detached homes planned for office/retail use and residential use at 3-4 du/ac, and zoned C-3 and R-3;
East: Single-family detached homes planned for residential use at 3-4 du/ac, zoned R-3;
South: Vacant land and an apartment building planned for office/retail use and residential use at 3-4 du/ac and zoned C-8 and R-3;
West: Across Richmond Highway from the subject property are a parking lot that serves the office building located at the corner of Richmond Highway and Collard Street, and single-family detached homes planned for office use and residential use at 2-3 du/ac, and zoned C-8 and R-3.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, MV5 Groveton Community Planning Sector, amended through 3-9-2010, Richmond Highway Corridor Area, Land Use, page 145:

> "1. Residential infill in Memorial Heights is planned for 3-4 dwelling units per acre. Additional guidance for Tax Map 93-1 ((18)) (D) 130pt. and 138 is included in Land Unit E of the Beacon/Groveton Community Business Center within the Richmond Highway Corridor."

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, amended through 3-9-2010, Richmond Highway Corridor Area, Land Use, pages 43-44:

"Land Unit E

Lots on the east side of Richmond Highway from East Side Street to Popkins Lane are planned for townhouse-style office and/or retail use up to .30 FAR with maximum building heights of 35 feet. The following conditions should be met with any development proposal:

- Commercially-zoned lots along Richmond Highway between Groveton Street and East Lee Avenue or East Lee Avenue and Preston Avenue or Preston Avenue and Popkins Lane are consolidated;

- Buildings are oriented to Richmond Highway with parking located at the rear of the property; and

- Effective screening and buffering are provided and maintained between the proposed development and the adjacent residential neighborhood.

With the full consolidation of Tax Map Parcels 93-1((18))(D)117, 126, 130 (pt.) and 138 located between East Lee Avenue and Preston Lane, development of townhouse-style office and/or retail use up to .50 FAR with maximum building height of 45 feet may be developed provided that:

- Buildings are oriented to Richmond Highway with parking located at the rear of the property;

- Effective screening and buffering are provided and maintained between the proposed development and the adjacent residential neighborhood;

- Retail use is limited to no more than 10,000 gsf; and

- Development should provide for compatible architecture to mitigate impacts on adjacent residential development.

Modification to minimum building set back from Richmond Highway may be appropriate in order to further revitalization goals.

An option for increased intensity up to .80 FAR could be appropriate for mixed use development consisting of multifamily residential and ground floor retail provided that:

- All conditions for the office/retail option noted above are addressed, including maximum building height;

- Appropriate noise mitigation from Richmond Highway can be demonstrated through a noise study to be reviewed at the time of rezoning; and

- Redevelopment for residential use can achieve a viable living environment that is compatible with adjacent uses.

Modification to minimum building set back from Richmond Highway may be appropriate in order to further revitalization goals provided that appropriate noise mitigation can be achieved as recommended above."

NOMINATED PLAN AMENDMENT

The nomination proposes to modify the Plan text found in the Richmond Highway Corridor Area text for the Beacon/Groveton Community Business Center to add an option for retail use at an intensity up to .35 FAR for parcels 93-1((18)) (D) 117, 126, 130, and 138, and consider low density residential use at the periphery of the subject area as a possible transition from parcels fronting Richmond Highway to the existing residential neighborhoods.

ANALYSIS

Land Use

After the proposed Plan Amendment was authorized, the property owner's agent provided new survey information that indicated the dedication of land for the future right-of-way for Preston Avenue and reduced the size of the site from 1.31 acres to 1.2 acres in size. This new site acreage is noted on page 1 of this report and is referred to below.

The underlying reason for the Plan amendment is to facilitate the placement of surface parking along Richmond Highway. The Comprehensive Plan (Streetscape Elements for Richmond Highway) states: "Where feasible orient commercial buildings toward the road with parking lots to the side and rear to create an urban atmosphere. Where buildings are oriented to the road, no minimum front yard is required except as needed for streetscape treatments…". A concept plan showing 6,000 square feet of retail use at an intensity of approximately .12 FAR was provided by the nominator for information. If all of the parking spaces are located along Richmond Highway rather than to the side or rear of the site as called for by the Comprehensive Plan, buildings would be located closer to the residential neighborhood. However, the conceptual design shows significant residual amount of open space that could be used as a transition to the neighborhood. In this case, it is possible that at least a limited amount of parking could be accommodated in front of the buildings without substantially diminishing pedestrian orientation or visually impacting the adjacent neighborhood. Given the potential to limit development to a very low intensity, a large expanse of parking could be avoided. This specific concern could be addressed at the time of rezoning, but there is reason to consider flexibility in the placement of parking in this circumstance.

The subject area occupies a narrow property along Richmond Highway and includes two parcels planned for residential use at the baseline that are in the Memorial Heights Community Improvement Area, a neighborhood of single family houses. The properties are part of the PRM district area. If the residentially planned properties were developed as single family houses there would be less area within the commercial development to create buffering and a transition area. To facilitate an adequate transition to the existing neighborhood, staff believes the entire 1.2 acre subject area should be planned for non-residential uses.

The subject property currently has options to develop at intensities up to .50 FAR and .80 FAR. These options are the result of previous attempts to redevelop the property and are not provided in the Comprehensive Plan to other blocks in the Land Unit. The two options should be deleted based on the recognition of the importance of providing an appropriate transition to the abutting residential neighborhood.

RECOMMENDATION

Staff recommends an alternative to retain guidance in support of retail and office use on the subject area, but to reduce the baseline intensity to .15 FAR in view of the subject area's small size, shallow depth and adjacency of the subject area to a residential community. Given the limited amount of intensity recommended, some flexibility in parking placement may be appropriate. Staff also recommends deleting the options for office/retail and mixed use at intensities of .50 FAR and .80 FAR. A low intensity development would create a more compatible relationship and better protect and enhance the residential neighborhood in accord with the Richmond Highway objective that states:

> "Reduce adverse impacts, such as noise, glare and incompatible building forms, on adjacent residential communities by establishing effective transitions buffering and screening, and by designing buildings of appropriate height and screening."

Staff recommends the following alternative. Text to be added is shown as <u>underlined</u>, text to be deleted is shown as ~~strikethrough~~:

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, amended through 3-9-2010, Richmond Highway Corridor Area, Land Use, pages 43-44:

Land Unit E

Lots on the east side of Richmond Highway from East Side Street to Popkins Lane are planned for townhouse-style office and/or retail use up to .30 FAR with maximum building heights of 35 feet. The following conditions should be met with any development proposal:

- Commercially-zoned lots along Richmond Highway between Groveton Street and East Lee Avenue or East Lee Avenue and Preston Avenue or Preston Avenue and Popkins Lane are consolidated;
- Buildings are oriented to Richmond Highway with parking located at the rear of the property; and
- Effective screening and buffering are provided and maintained between the proposed development and the adjacent residential neighborhood.

With the full consolidation of Tax Map Parcels 93-1((18))(D)117, 126, 130 and 138 located between East Lee Avenue and Preston Lane, development of townhouse-style office and/or retail use up to .15 ~~.50~~ FAR with maximum building height of ~~45~~ 25 feet may be developed provided that:

- ~~Buildings are oriented to Richmond Highway with parking located at the rear of the property;~~
- ~~Effective screening and buffering are provided and maintained between the proposed development and the adjacent residential neighborhood;~~
- ~~Retail use is limited to no more than 10,000 gsf; and~~
- ~~Development should provide for compatible architecture to mitigate impacts on adjacent residential development.~~
- Buildings and parking are oriented to encourage pedestrian traffic;
- Development is screened and buffered from the adjacent residential neighborhood in accordance with zoning regulations.
- Development provides compatible architecture treatments to avoid creating an adverse visual impact on adjacent residential development.

Limited parking may be considered along the property frontage provided the preceding conditions are addressed and all other applicable Richmond Highway Streetscape elements are met.

~~An option for increased intensity up to .80 FAR could be appropriate for mixed use development consisting of multifamily residential and ground floor retail provided that:~~

- ~~All conditions for the office/retail option noted above are addressed, including maximum building height;~~
- ~~Appropriate noise mitigation from Richmond Highway can be demonstrated through a noise study to be reviewed at the time of rezoning; and~~
- ~~Redevelopment for residential use can achieve a viable living environment that is compatible with adjacent uses.~~

~~Modification to minimum building set back from Richmond Highway may be appropriate in order to further revitalization goals provided that appropriate noise mitigation can be achieved as recommended above.~~

NOTE:

The Plan Map will change to show the entire subject area (parcels 117, 126, 130 and 138) as planned for alternative uses. The boundary of Land Unit E will be expanded to include the entire subject area.

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14c. **MOTION FOR AUTHORIZATION OF AN OUT-OF-TURN AMENDMENT TO THE COMPREHENSIVE PLAN FOR THE OLD DAIRY QUEEN SITE (MOUNT VERNON DISTRICT)** (9:18 p.m.)

STALZER

Supervisor Hyland said that several years ago, the Comprehensive Plan was amended to recommend relatively intense development of several parcels located between East Lee Avenue and Preston Avenue on Richmond Highway. Subsequently, the parcels were rezoned to the PRM District to allow mixed use that includes residential and retail uses. In the intervening years, the project has not proved to be workable, and the owners now wish to pursue less intense retail use on the property.

Fund

Given that the South County Area Plan Review Cycle is getting underway, Supervisor Hyland requested that this Plan amendment, if supported by the Board, be accepted by Planning Commission for review and recommendation as a part of that process.

DPZ

Therefore, Supervisor Hyland moved that the Board:

- Authorize an amendment to the Comprehensive Plan to consider retail use at an intensity up to .35 floor area ratio (FAR) for parcels 93-1((18))(D)117, 126, 130, and 138.
- Direct staff to consider low density residential use at the periphery of the subject area as a possible transition from parcels fronting Richmond Highway to the existing residential neighborhoods.

Supervisor Smyth seconded the motion.

Following discussion, Supervisor clarified that his motion proposed an out-of-turn plan amendment.

The question was called on the motion and it carried by unanimous vote.

15c. **SPECIAL ELECTION ON A RESTAURANT MEALS TAX TO FUND EDUCATION** (9:21 p.m.)

BOBZIEN/LONG

Supervisor Hyland said that unlike almost all of the neighboring localities, the County has not imposed a restaurant meals tax, and this has forced the County to rely more heavily on property taxes than those other localities. He expressed the opinion that the County should seek to diversity its revenue resources by imposing a similar tax on restaurant meals.

Supervisor Hyland noted that Virginia Code § 58.1-3833 permits the County to impose such a tax only if such a tax is approved by the voters. That enabling legislation also permits the referendum to link the revenues from any such a restaurant meals tax to particular projects and/or purposes.

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A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning
For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711

STAFF REPORT
2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON **APR ITEM:** 09-IV-1S

NOMINATOR(S): Cynthia Ann Smith

ACREAGE: 7.46 acres

TAX MAP I.D.: 99-4 ((1)) 32 and 33

GENERAL LOCATION: South of the Landsdowne development on the west side of Telegraph Road.

PLANNING AREA: IV
District: Springfield
Sector: S6 Newington Community Planning Sector
Special Areas: N/A

ADOPTED PLAN MAP: Residential use at 1-2 dwelling units per acre (du/ac).

ADOPTED PLAN TEXT: Clustered, single-family detached residential use at 1-2 dwelling units per acre.

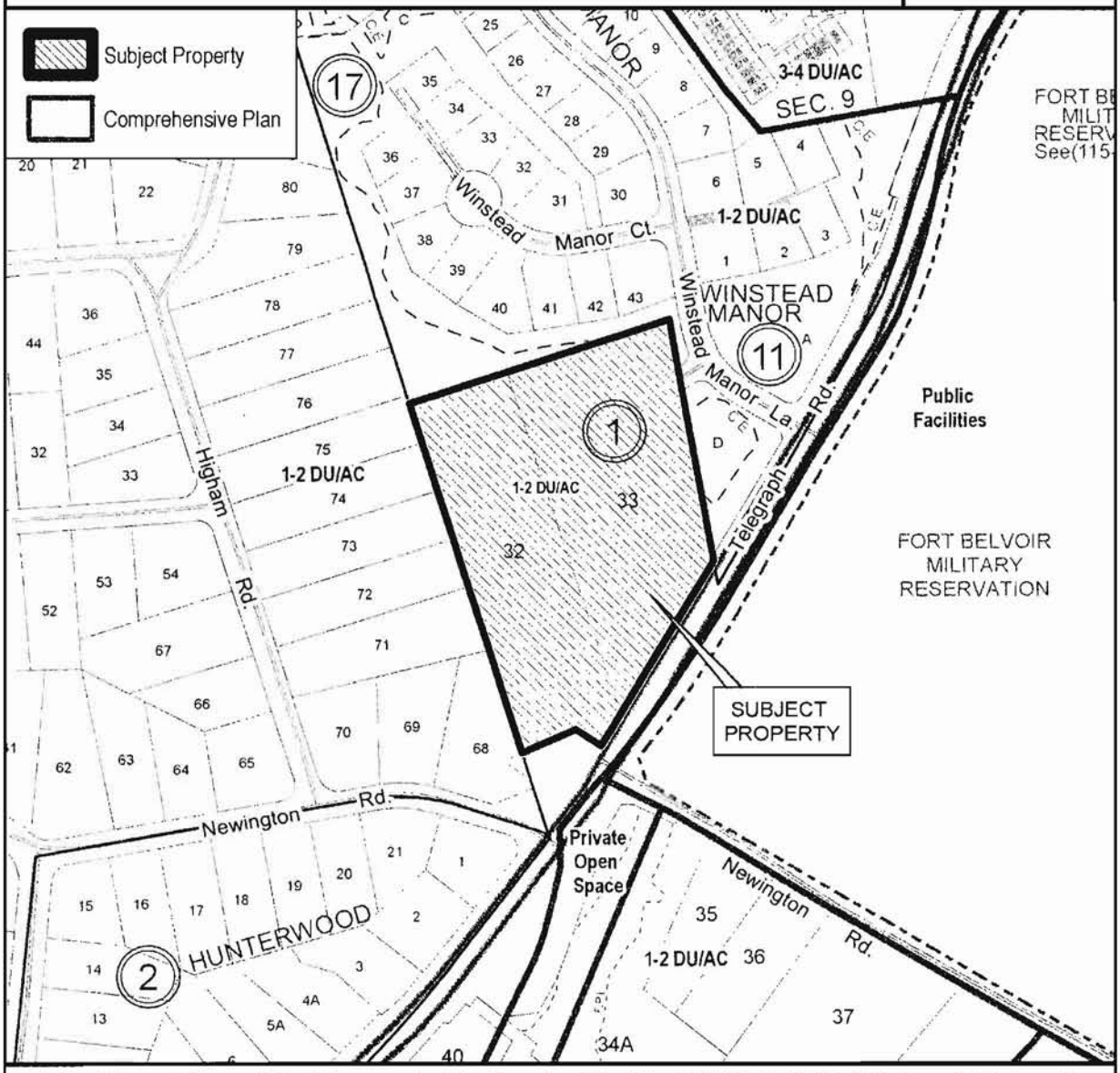
PROPOSED PLAN AMENDMENT: Residential use at a density of 0.5-1 du/ac with several conditions. Complete nominated Plan text is shown in the Nominated Plan Amendment section.

SUMMARY OF STAFF RECOMMENDATION:
___ Approve Nomination As Submitted
_X_ Approve Staff Alternative
___ Retain Adopted Plan

Staff recommends an alternative that maintains the current residential density guidance of 1-2 du/ac of the site, but adds conditions suggested by the proposed nomination. As an infill property, staff believes that additional conditions regarding the envisioned character of development are reasonable. Staff does not support replanning the subject area for a density of 0.5 - 1 du/ac because the property is zoned R-1. Replanning the subject area for this density would eliminate the incentive needed to help achieve the site conditions called for in the Plan recommendation. On a broader level, reducing the planned residential density to 0.5 - 1 du/ac would introduce a designation lower than any other Telegraph Road property, or property within at least a two-mile radius of the subject property. Staff does not believe there is sufficient justification to support a change that would distinguish the subject property from other similar properties in the area to this degree

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2009-2010 SOUTH COUNTY APR # 09-IV-1S MT VERNON



Subject Property Current Plan: The approximately 35-acre tract (Tax Map 99-2((1)) 36, 99-4((1)) 32, 33 west of Telegraph Road and south of the Lansdowne development is planned for clustered, single-family detached residential use at 1-2 du/ac. The marine clay located on the steep slopes of Parcel 36 should be avoided. Land for a public park, adjacent to existing parkland, should be provided.

Nominated Plan Change: Residential use, .5-.1 du/ac. Development shall utilize low impact design (LID) stormwater management and minimal disturbance techniques to preserve the natural features and function of the landscape. A treed buffer from the surrounding communities and Telegraph Road shall be preserved and maintained.

Staff Recommendation: Adopt staff alternative of 1-2 du/ac with conditions.

300 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO APRIL 2010

CONTEXT

General Location:

The nomination concerns property in the S6 Newington Community Planning Sector of the Springfield Planning District. The subject property is located on Telegraph Road south of the Landsdowne development

Existing and Planned Land Use and Zoning:

Subject Property: The subject area contains vacant land on two parcels. The subject area is planned for residential use at a density of 1-2 du/ac and zoned R-1.

Adjacent Area:
North: Single-family detached homes in the Winstead Manor subdivision planned at a density of 1-2 du/ac and zoned PDH-2;
East: Dedicated common open space within the Winstead Manor subdivision. Across Telegraph Road to the east and south is Fort Belvoir, which is planned for public facilities, institutional and governmental use and zoned R-C;
South: Across Telegraph Road is vacant land planned for private open space (zoned R-1) and single-family detached homes planned for residential use at a density of 1-2 du/ac and zoned R-1.
West: Single-family detached homes in the Hunter Estates subdivision planned at a density of 1 du/ac and zoned R-1.

ADOPTED COMPREHENSIVE PLAN TEXT

The Land Use section of the S6-Newington Community Planning Sector contains the following recommendations for the nominated area:

> Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Springfield Planning District, amended through 8-3-2009, S6-Newington Community Planning Sector, Land Use, page 68:
>
> > "6. The approximately 35-acre tract (Tax Map 99-2((1))36, 99-4((1))32, 33) west of Telegraph Road and south of the Landsdowne development is planned for clustered, single-family detached residential use at 1-2 dwelling units per acre. The marine clay located on the steep slopes of Parcel 36 should be avoided. Land for a public park, adjacent to existing parkland, should be provided."

NOMINATED PLAN AMENDMENT

The nomination proposes to modify the Plan to reduce the planned residential density for the undeveloped portion of the subject area, and add new conditions for development. Text to be

added is shown as underlined, text to be deleted is shown as ~~strikethrough~~.

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Springfield Planning District, amended through 8-3-2009, S6-Newington Community Planning Sector, Land Use, page 68:

MODIFY: 6. The Winstead Manor subdivision (Tax Map 99-2((1))36), ~~The approximately 35-acre tract(Tax Map 99-2((1))36, 99-4((1))32, 33)~~ located west of Telegraph Road and south of the Landsdowne development is planned for clustered, single-family detached residential use at 1-2 dwelling units per acre. The marine clay located on the steep slopes of Parcel 36 should be avoided. Land for a public park, adjacent to existing parkland, should be provided. In-fill development of the approximately 7-acre tract [Tax Map 99-4((1))32, 33] located west of Telegraph Road, south of the Winstead Manor subdivision, and north and east of the Hunter Estates subdivision, is planned for clustered, single-family detached residential use at 0.5 to 1 dwelling units per acre. Development shall utilize low impact design (LID) stormwater management and minimal disturbance techniques (site fingerprinting) to preserve the natural features and function of the landscape. A treed buffer from the surrounding communities and Telegraph Road shall be preserved and maintained.

ANALYSIS

Land Use

The nomination proposes to reduce the planned residential density of the subject property from 1-2 du/ac to 0.5 – 1 du/ac. The area is zoned R-1 and is surrounded by residential properties developed at a density of 1 du/ac and 1.83 du/ac. The nomination stems from a 2008 rezoning application to rezone the 7.46 acre subject area from the R-1 residential district to the PDH-2 planned development housing district, at a density of 1.47 du/ac, for a total of 11 single-family detached homes. The R-1 district would yield 7 single-family detached homes.

The application was supported by the Planning Commission but denied by the Board of Supervisors. Community objections to the rezoning application dealt with issues of design and layout. Specifically, concern was expressed that large homes on small lots would decrease the amount of open space on the site, that the proposed access road to the site would cross a wetland, and that clearing and grading would reduce the existing tree cover.

The proposed text provides guidance intended to address these concerns by emphasizing the importance of open space, low impact design, stormwater management and minimizing

disturbance and buffering from the surrounding communities and Telegraph Road. In addition, the nomination would retain adopted text supporting clustered development. Clustering houses on small lots is a technique that could minimize clearing and grading of the sloped terrain. Staff believes that a version of the proposed development conditions would be useful in the zoning application review process because as a vacant area adjacent to two neighborhoods, the infill nature of development could affect the adjacent neighborhoods. In addition, the conditions would encourage a design that would be more sensitive to preservation of the natural terrain. Staff differs with the nominated condition that suggests tree preservation be based on the creation of a perimeter buffer. This condition may have an unintended consequence of causing removal of valuable and healthy trees to preserve a buffer at the edge of the property. Staff suggests this issue be looked at within the context of a development plan, and that the Plan text support tree preservation in general.

As proposed by the nomination, the planned density would be reduced to a level that, at the maximum, is equal to current zoning. This reduction would conflict with achieving the stated objectives to create open space, and preserve trees and the landscape. The ability to implement the conditions rests on the ability to seek voluntary proffers in the rezoning process.

Another major issue is that planning this area for residential density in the range of 0.5 - 1 du/ac would create a pocket of very-low density in an area with minimum densities that are not less than 1 du/ac for the entire length of Telegraph Road and beyond. Singling out this property for reduced density is not justified given that there are other similarly situated properties in the area planned and developed at a densities higher than 0.5 du/ac, such as the Hunterwood community, planned for1-2 du/ac and developed at 2 du/ac; Hunter Estates, planned for 1-2 du/ac with a maximum of 1 du/ac and developed R-1; and Winstead Manor planned for a density of 1-2 du/ac and developed at a density of 1.8 du/ac.

RECOMMENDATION

The nomination seeks to achieve goals such as saving trees and preserving the function of the landscape by adding specific plan text. Staff supports this notion, especially because the subject is an infill property that contains valuable natural features. However, if residential density is reduced as proposed, there will be little to no incentive to implement these recommendations. Reducing the long standing recommendation of residential use at 1-2 du/ac to residential use at a density of 0.5 - 1 du/ac would produce a designation that is inconsistent with the surrounding area, without clear justification. Additionally the view that this lower density recommendation will produce better design is not shared by staff, who believes that the proposed conditions would most likely be implemented through a zoning action. Therefore, staff recommends the following alternative:

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Springfield Planning District, amended through 8-3-2009, S6-Newington Community Planning Sector, Land Use, page 68:

Text to be added is shown as underlined, text to be deleted is shown as ~~strikethrough~~.

MODIFY: 6. The Winstead Manor subdivision (Tax Map 99-2((1))36), ~~The approximately 35-acre tract(Tax Map 99-2((1))36, 99-4((1))32, 33)~~ located west of Telegraph Road and south of the Landsdowne development is planned for clustered, single-family detached residential use at 1-2 dwelling units per acre. The marine clay located on the steep slopes of Parcel 36 should be avoided. Land for a public park, adjacent to existing parkland, should be provided. In-fill development of the approximately 7-acre tract [Tax Map 99-4((1))32, 33] located west of Telegraph Road, south of the Winstead Manor subdivision, and north and east of the Hunter Estates subdivision, is planned for clustered, single-family detached residential use at 1-2 dwelling units per acre. Development at the lower end of the density range is desirable. Development should utilize low impact design (LID) stormwater management and minimize disturbance to preserve the natural features and function of the landscape. The maximum amount of existing tree cover should be preserved.

Note: The Comprehensive Plan map will not change

APR
Area Plans Review

2009-2010 SOUTH 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.

THIS BOX FOR STAFF USE ONLY
Date Received: 9/16/09
Date Accepted: 9-18-09 CAR
Planning District: MV
Special Area:

PART 1. NOMINATOR/AGENT INFORMATION

Name: Cynthia Ann Smith Daytime Phone: 703-339-1117

Address: 6713 Catskill Road
Lorton, VA 22079

Nominator E-mail Address: cindy_smith@mindspring.com

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

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.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 2

Total aggregate size of all nominated parcels (in acres and square feet): 7.46 acres 324,958 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: See attached page.

b. CURRENT PLAN MAP RECOMMENDATION: See attached map.

c. CURRENT ZONING DESIGNATION: R-1

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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 attached page.

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 attached page.

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: _____ TOTAL Gross Square Feet: _____

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 (Circle 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	7	3,000	21,000
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
	7	3,000	21,000

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 August 3, 2009 and September 16, 2009 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
99-4 ((1)) 33	8212 Telegraph Rd., Lorton	Mary Ann Leatherland	5924 Camberly Ave., Springfield	5.2	See attached letter.
99-4 ((1)) 32	8218 Telegraph Rd., Lorton	Mary Ann Leatherland	5924 Camberly Ave., Springfield	3.5	See attached letter.

Figure 32 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. Infill development of the parcels south of Hunter Estates subdivision west of Telegraph Road, and east of the Fort Belvoir Military Railroad (e.g., the Raceway Farms subdivision in the vicinity of Blanche Drive) is planned for single-family detached houses at a maximum of four dwelling units per acre.

2. The small area (Tax Map 91-3((1))8A, 9A and ((4))1A, 1B, 2, 3) on the west side of Beulah Street, adjoined on two sides by the Windsor Park townhouses, is planned for residential development at 4-5 dwelling units per acre, with coordinated, safe access to Beulah Street.

3. Commercial development in the sector should be limited to those parcels planned and zoned for such use. [Not shown]

4. The Hunter Estates subdivision is planned for residential use at 1 dwelling unit per acre. As an option, expansion of Newington Park may be appropriate through acquisition of land on the eastern boundary of the park (Tax Map 99-4((1))18; ((3))1, 2, 3, 4, 5, 6, 7, 8, 9) through purchase in fee simple, easements, dedication, donation and/or other appropriate means. Land should be consolidated and acquired in a manner to provide for the expansion of Newington Park and the development of any unconsolidated parcels in conformance with the Plan recommendation for the Hunter Estates subdivision. If Parcels 7, 8, and 9 are acquired for the Newington Park expansion, these properties should remain in their natural state. It is desirable that an evaluation be undertaken to determine whether the relocation and conversion of the house on Lot 18 to a community center is needed or feasible.

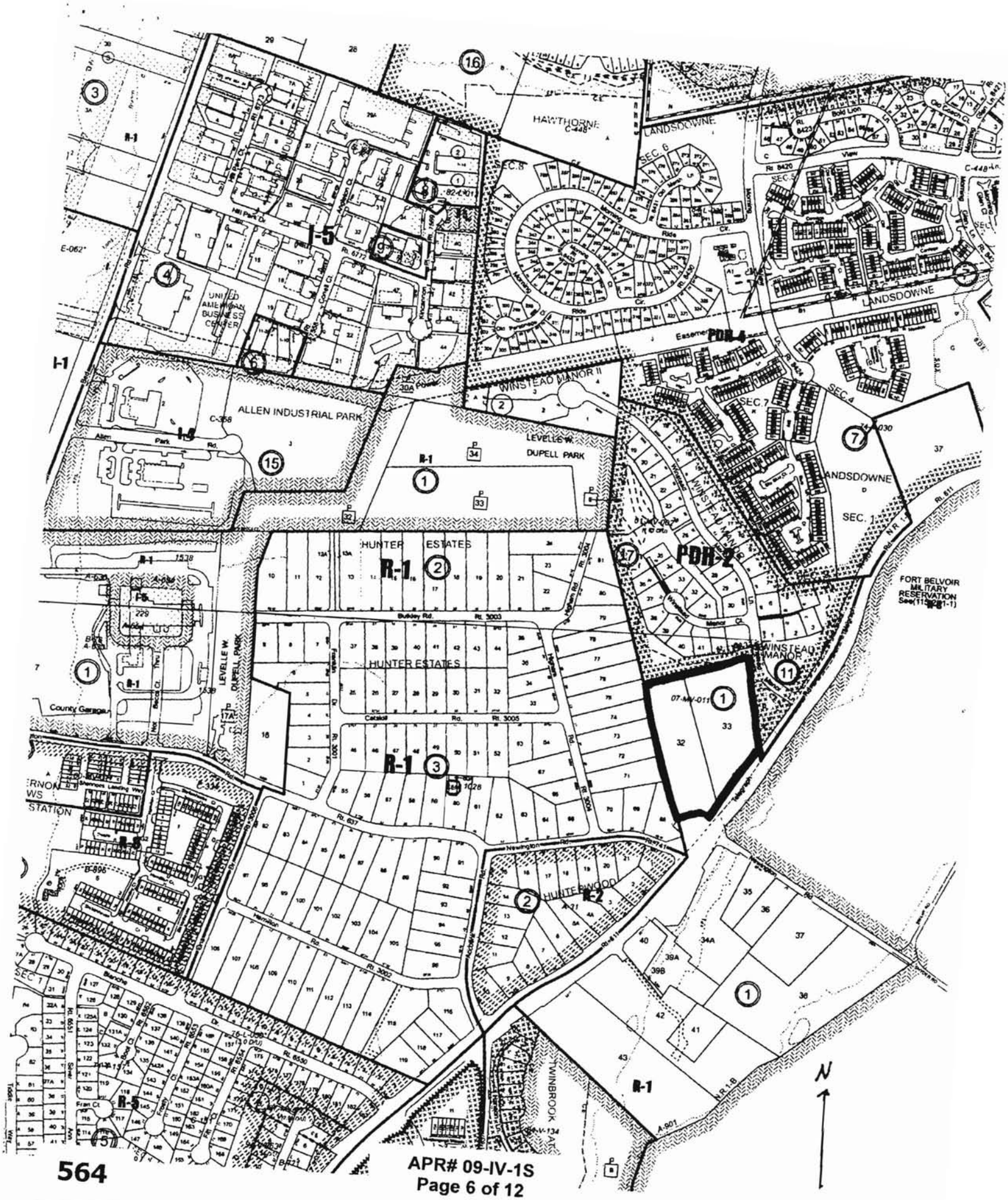
5. The area east of Telegraph Road is planned for residential use at 1-2 dwelling units per acre and private open space use; development should be sensitive to the historic and environmental constraints in the area.

6. The approximately 35-acre tract (Tax Map 99-2((1))36, 99-4((1))32, 33) west of Telegraph Road and south of the Landsdowne development is planned for clustered, single-family detached residential use at 1-2 dwelling units per acre. The marine clay located on the steep slopes of Parcel 36 should be avoided. Land for a public park, adjacent to existing parkland, should be provided.

7. The Lehigh Area is bounded by Beulah Street on the east, the Long Branch of Accotink Creek on the west, the Amberleigh subdivision on the north, and the Hunter Estates subdivision on the south (see Figure 33). The following general policies apply to development in the Lehigh Area which is north of and does not include the Hunter Estates subdivision:

   - Promote a balanced planned development community that will serve as a showcase community and future focal point of the County.

   - Plan residential densities within the planned development community to a maximum overall average of 3-4 dwelling units per acre with bonuses, as appropriate. A balanced mix of housing types is encouraged in order to promote diversity and avoid the excessive development of one type of dwelling unit. A broad range of affordable


HAWTHORNE
LANDSDOWNE
SEC. 6
SEC. 8
SEC. 5
SEC. 7
SEC. 4
SEC. 1
I-5
I-1
UNITED AMERICAN BUSINESS CENTER
ALLEN INDUSTRIAL PARK
Allen Park Rd.
WINSTEAD MANOR II
PDR-4
PDR-2
LEVELLE W. DUPELL PARK
R-1
HUNTER ESTATES
Bulkley Rd.
Rt. 3003
Catskill Rd.
Rt. 3005
Rt. 637
Newington Rd.
HUNTERWOOD
R-2
Hamilton Rd.
Rt. 3002
TWINBROOK
FORT BELVOIR MILITARY RESERVATION
County Garage
N

6. The Winstead Manor subdivision [Tax Map 99-2((1))36], ~~The approximately 35-acre tract~~ (Tax Map 99-2((1))36~~, 99-4((1))32, 33~~) located west of Telegraph Road and south of the Landsdowne development is planned for clustered, single-family detached residential use at 1-2 dwelling units per acre. The marine clay located on the steep slopes of Parcel 36 should be avoided. Land for a public park, adjacent to existing parkland, should be provided. In-fill development of the approximately 7-acre tract [Tax Map 99-4((1))32, 33] located west of Telegraph Road, south of the Winstead Manor subdivision, and north and east of the Hunter Estates subdivision, is planned for the Planned Development Housing District at 0.5 to 1 dwelling units per acre (PDH-1). Development shall utilize low impact design (LID) stormwater management and minimal disturbance techniques (site fingerprinting) to preserve the natural features and function of the landscape. A treed buffer from the surrounding communities and Telegraph Road shall be preserved and maintained.

Description of the Proposed Development

- Four to seven single-family detached homes, with above grade living space of approximately 2500 to 3000 square feet, with brick facades, for which:
  - The houses are strategically sited among the trees to minimize disturbance of the existing mature trees and their root zones;
  - The existing terrain is minimally disturbed, and existing slopes are maintained and utilized to facilitate, where feasible, in-ground basements with a walk-out portion and possibly garages on separate levels than the main living level;
  - Most of the yard is wooded, with minimal or no turf; and
  - Rain water impacting roofs is largely retained on individual lots via collection in rain barrels or cisterns for later use as irrigation water, thereby reducing the required volume of the stormwater management pond and reducing the potential for landslides (as observed at Landsdowne along Telegraph Road);

- A community:
  - With treed buffers that separate the homes of the development from the homes in Hunter Estates and Winstead Manor as well as from Telegraph Road to provide privacy and to lessen visual, light, noise, and air pollution;
  - With aesthetic visual appeal from Telegraph Road;
  - That preserves and protects:
    - The root system of the especially large sweetgum tree near the current house on 33;
    - The Kernan Creek tributary and it soil "weeping zones" along the northeastern portion of Lot 33 as well as Kernan Creek and its associated wetlands; and
    - The integrity of the steep slopes; and
  - With no retaining walls and no pipe-stem driveways.

Justification

County Goal	Improvement Relative to Existing Plan Text
Land Use Goals	
• Maintain an attractive and pleasant quality of life for its residents. • Preserve, enhance, and protect an orderly and aesthetic mix of residential, commercial/industrial facilities, and open space without compromising existing residential development.	• Provides for lot sizes more compatible with the adjoining 1-acre lots of the Hunter Estates homes on Higham Road. • Retains the mature tree cover character of the neighborhood and protection from noise and light pollution from Telegraph Road. • Reduces the size and thereby negative effects of an additional storm water management pond along Telegraph Road. • Provides a buffer between the existing residential development and the new in-fill development.
• Ensure sound environmental practices in the development and redevelopment of land resources.	• See below.
Environmental Protection Goals	
• Consistent with environmental constraints inherent in the need to preserve natural resources and to meet or exceed federal, state and local standards for water quality, ambient air quality and other environmental standards. • Sensitive to the natural setting, in order to prevent degradation of the County's natural environment. • Support the conservation of appropriate land areas in a natural state to preserve, protect and enhance stream valleys, meadows, woodlands, wetlands, farmland, and plant and animal life.	• Provides for greater retained tree cover and tree root protection which provides for increased stability of the steep slopes, improved water and air quality, and reduced probability of flooding of Telegraph Road. • Provides for greater protection of existing habitat which is home to deer, foxes, groundhogs, rabbits, birds, turtles and other animals. • Provides for protection of the Kernan Creek tributary which is on the property. • Provides for mitigation of noise, light and air pollution from Telegraph Road via greater preservation of mature trees.
Energy Conservation Goal	
• Promote energy efficiency and energy conservation within the public, commercial, residential, and industrial sectors.	• Provides for greater retained mature tree cover which naturally cools the air and the homes during the summer and permits passive warming of the homes during the winter when the deciduous trees have lost their leaves.
Open Space Goal	
• Small areas of open space should also be preserved in already congested and developed areas for passive neighborhood uses, visual relief, scenic value, and screening and buffering purposes.	• Provides a treed buffer between the new in-fill development and the existing adjacent residential development and Telegraph Road.

Please note that this property was the subject of a law suit (Case No. CL2008-9776) in which the contract purchaser (Carrhomes, LLC) sued the Fairfax County Board of Supervisors for denying the requested rezoning from R-1 to DPH-2 (RZ 2007-MV-011). The suit was dropped by the Plaintiff. This nomination is to provide greater clarity regarding future development and to reduce the likelihood of a future law suit regarding the subject property.

Klibaner, Aaron K.

From: Klibaner, Aaron K.
Sent: Friday, October 09, 2009 2:34 PM
To: 'Cindy Smith'
Subject: RE: South County APR nomination

Thank you, your submission is now complete.

Aaron Klibaner, AICP
Planner II
Planning Division
Fairfax County Department of Planning & Zoning
703-324-1232 phone
703-324-3056 fax
Aaron.Klibaner@fairfaxcounty.gov

From: Cindy Smith [mailto:cindy_smith@mindspring.com]
Sent: Friday, October 09, 2009 2:34 PM
To: Klibaner, Aaron K.
Subject: Re: South County APR nomination

Aaron,

The requested revised Plan text is attached. Please confirm receipt.

Best regards,

Cindy Smith
703-339-1117

At 12:26 PM 10/1/2009, you wrote:

> Dear Ms. Smith:
>
> I am the planner assigned to review your South County Area Plans Review nomination for the parcels located in the Winstead Manor subdivision. This message is to notify you that I will need some clarification from you on your nomination form before your nomination can go forward.
>
> Specifically, the attached sheet that gives the description of the proposed nomination on line 8 says "the Hunter Estates subdivision is planned for the Planned Development Housing District at 0.5 to 1 dwelling units per acre". The description here refers to the PDH-1 Zoning District, this is not a Comprehensive Plan land use designation. There is a Plan designation of "residential use at a density of .5-1 du/ac". I am assuming that this is what you meant to say (this is actually how it should be phrased).
>
> Please send me a corrected version of the attachment that includes the Plan land use designation, via email would be preferable. Please be aware that I will need this correction within ten (10) working days of this message, or your nomination will be rejected from the APR process.
>
> Please don't hesitate to contact me if you have any questions. Thank you.

Aaron Klibaner, AICP
Planner II
Planning Division
Fairfax County Department of Planning & Zoning
703-324-1232 phone
703-324-3056 fax
Aaron.Klibaner@fairfaxcounty.gov

6. The Winstead Manor subdivision [Tax Map 99-2((1))36], ~~The approximately 35-acre tract~~ (Tax Map 99-2((1))36~~, 99-4((1))32, 33~~) located west of Telegraph Road and south of the Landsdowne development is planned for clustered, single-family detached residential use at 1-2 dwelling units per acre. The marine clay located on the steep slopes of Parcel 36 should be avoided. Land for a public park, adjacent to existing parkland, should be provided. In-fill development of the approximately 7-acre tract [Tax Map 99-4((1))32, 33] located west of Telegraph Road, south of the Winstead Manor subdivision, and north and east of the Hunter Estates subdivision, is planned for clustered, single-family detached residential use at 0.5 to 1 dwelling units per acre. Development shall utilize low impact design (LID) stormwater management and minimal disturbance techniques (site fingerprinting) to preserve the natural features and function of the landscape. A treed buffer from the surrounding communities and Telegraph Road shall be preserved and maintained.

Received 10-9-09.