



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 1483 Lorton, Va. 22199

Nominator E-mail Address: linwoodg@cox.net

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

[Handwritten 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.

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

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): [] Braddock [] Lee [] Mason [X] 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 [X] No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) [X] Yes [] No

PART 3: PROPERTY INFORMATION - Attach either the Property Information Table found at the end of this application form or a separate 8 1/2 x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz) for your citation. It is the most current version: See Attachment

b. CURRENT PLAN MAP RECOMMENDATION: Mixed Use

c. CURRENT ZONING DESIGNATION: I-5

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) | 5 - 8 du/ac |
| .2 - .5 du/ac (2-5 acre lots) | 8 - 12 du/ac |
| .5 - 1 du/ac (1 - 2 acre lots) | 12 - 16 du/ac |
| 1 - 2 du/ac | 16 - 20 du/ac |
| 2 - 3 du/ac | 20+ (specify 10 unit density range) |
| 3 - 4 du/ac | _____ |
| 4 - 5 du/ac | |

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
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

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
107-2((1))13		CHERRY HILL REAL ESTATE, INVE	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:

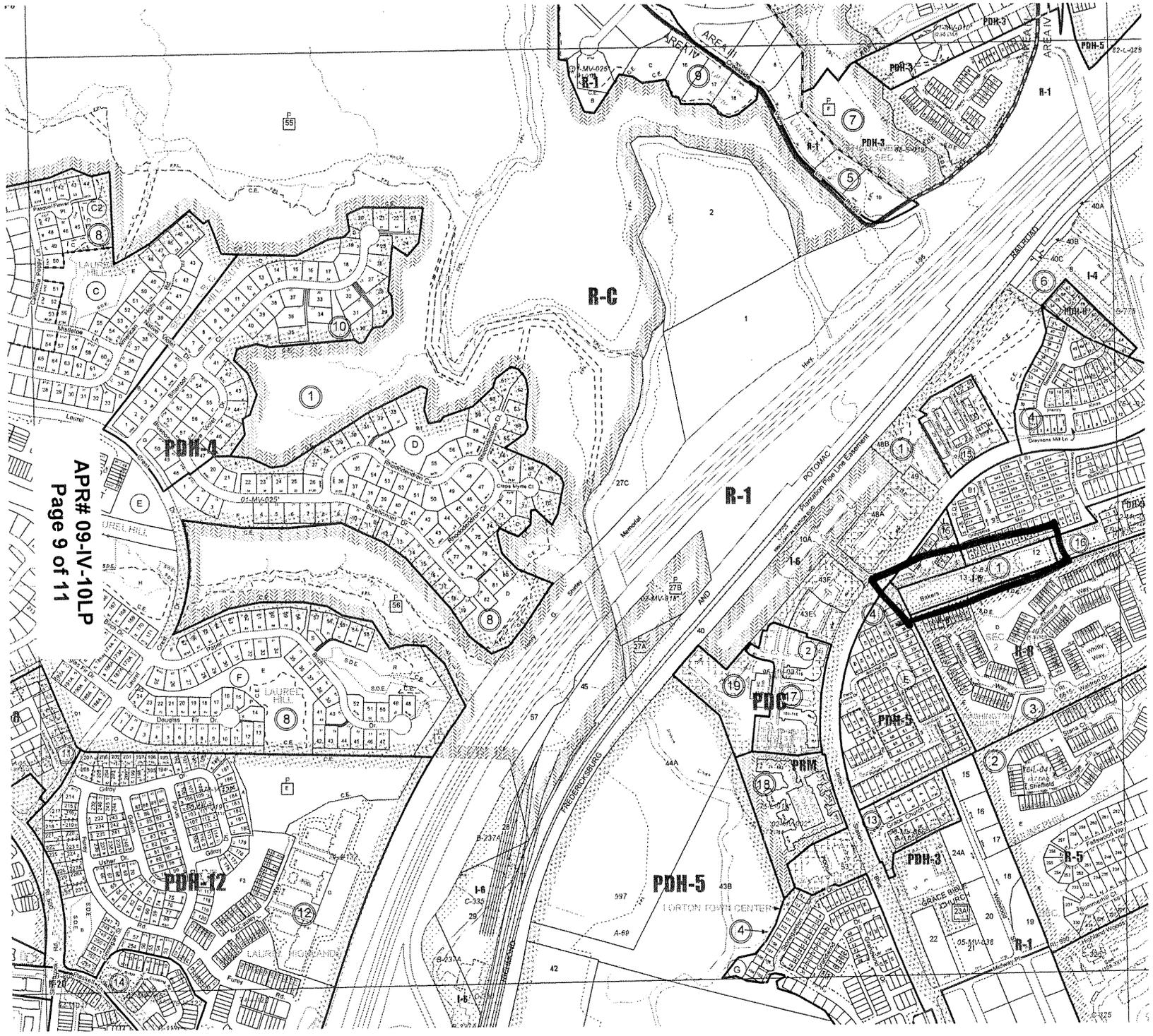
- Substantial and logical parcel consolidation should be provided so that the area is developed as one unified project to provide for high quality design and an integration of uses in keeping with the "Town Center" concept (consolidation of the entire CSX site will satisfy this condition);
- A thorough 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.



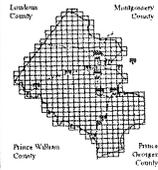
A Fairfax County, Virginia Publication



This Map is 11" x 17" and is PUBLISHED at a scale of 1" = 100 feet. The County of Fairfax, Virginia, is a member of the National Association of Public Works Engineers (NAPE) and is a member of the National Association of Public Works Engineers (NAPE).
 National Geographic Vertical Datum 1985

GENERAL NOTES

The information contained on this map is for informational purposes only and is not intended to constitute a contract. It is the responsibility of the user to verify the accuracy of the information shown on this map. The County of Fairfax, Virginia, is not responsible for any errors or omissions on this map. The County of Fairfax, Virginia, is not responsible for any damages or losses resulting from the use of this map. The County of Fairfax, Virginia, is not responsible for any claims or liabilities arising from the use of this map. The County of Fairfax, Virginia, is not responsible for any claims or liabilities arising from the use of this map.



ADMINISTRATIVE INDEX

98-3	98-4	99-3
07-1	108-1	
07-3	107-4	108-3

SHEET INDEX

PROPERTY MAP ZONING
107-2

Revised to: 05-22-2009

Prepared by:
 DEPARTMENT OF INFORMATION TECHNOLOGY
 Enterprise Services Division
 Geographic Information Services
 1500 Government Center Parkway, Suite 117
 Fairfax, Virginia 22031-0010
 (703) 271-7171
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APR# 09-IV-10LP
 Page 9 of 11

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:

- 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 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.

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

APR# 09-IV-10LP

Page 11 of 11

10/21/2009