

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: 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.

THIS BOX FOR STAFF USE ONLY	
Date Received:	<u>9/17/09 Mailed</u>
Date Accepted:	<u>9-23-09 car</u>
Planning District:	<u>MV</u>
Special Area:	_____

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 square feet
approx.

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

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)	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)			

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

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.

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

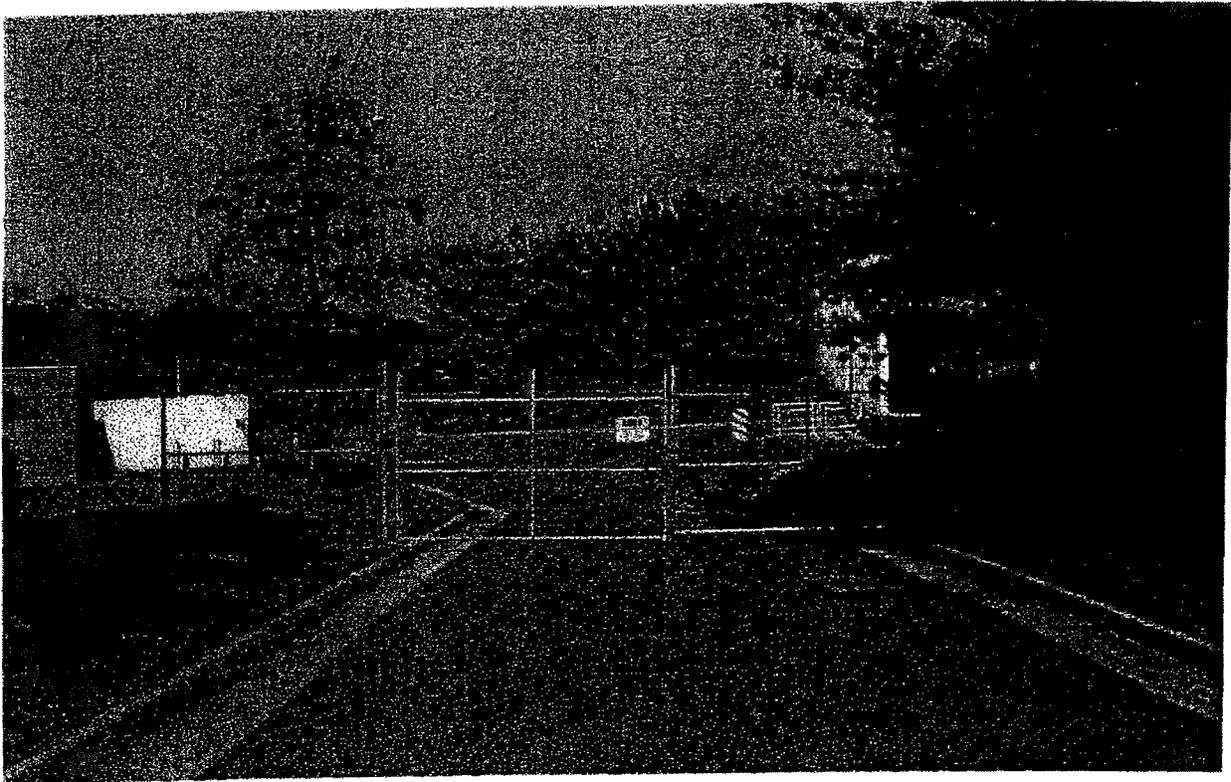
REFERENCE: Public Access to Little Hunting Creek Pumping Station Facility

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."

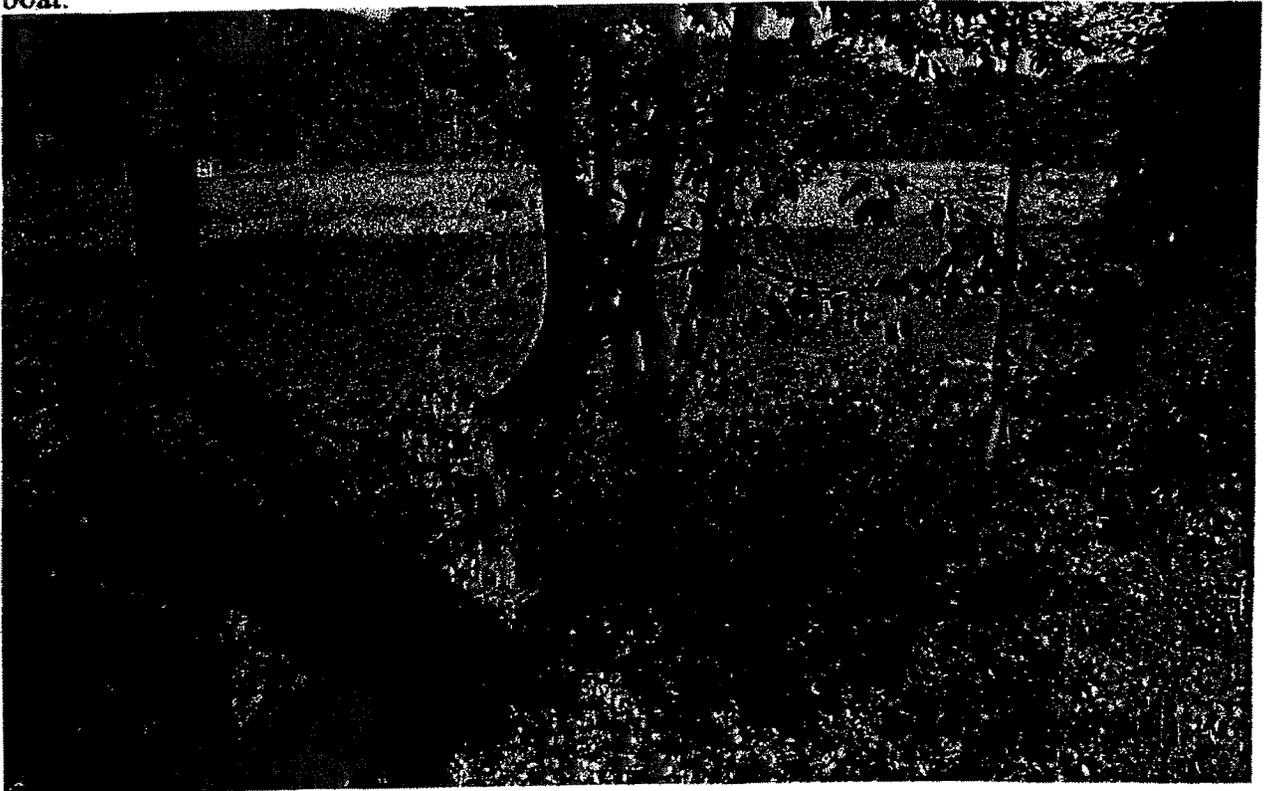
The pumping station is an unmanned facility fully fenced and gated. It remains locked at all times with access restricted to authorized personnel only. The facility contains machinery which is both dangerous and expensive. They constitute both a liability for the County and a hazard for anyone who is 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.

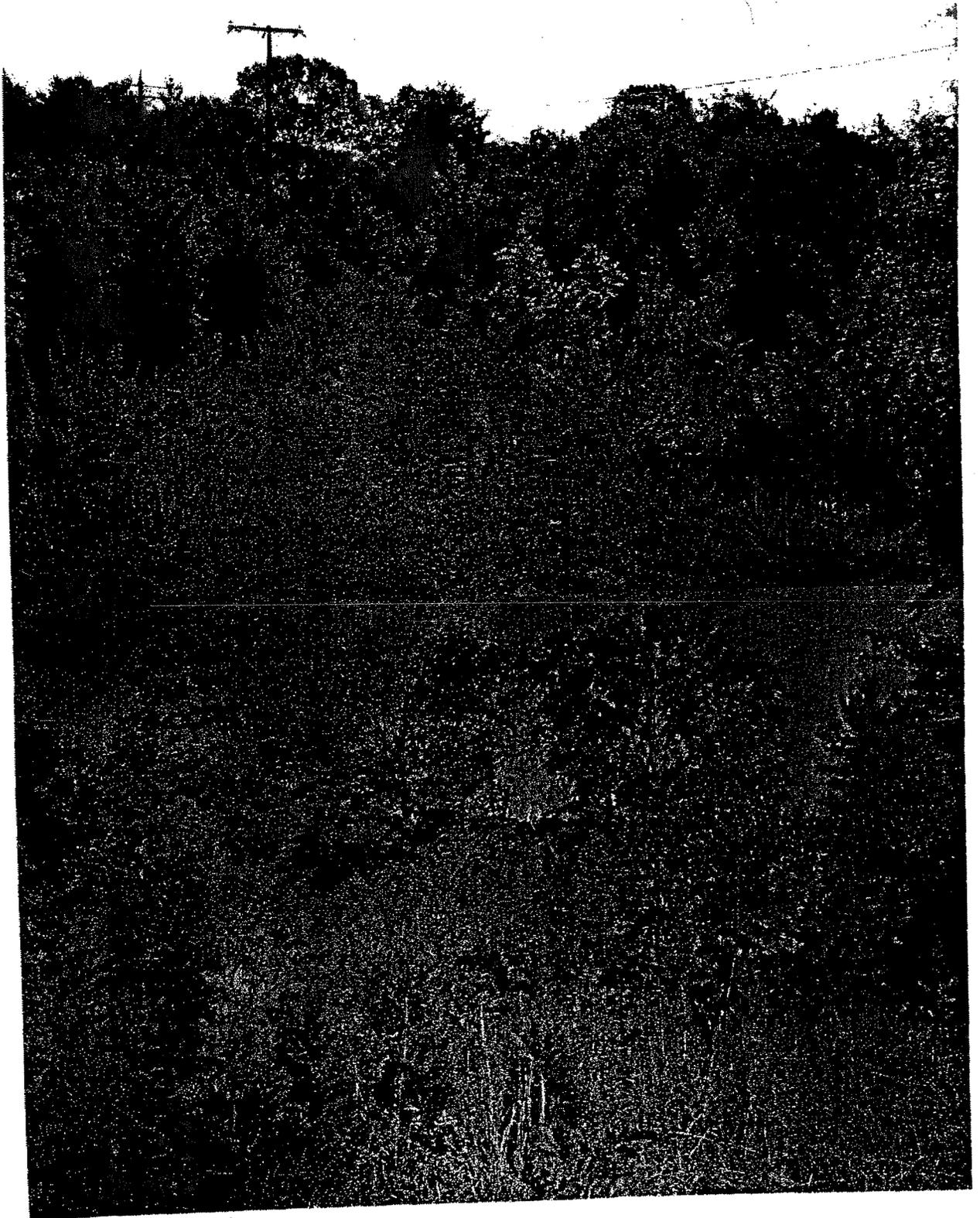


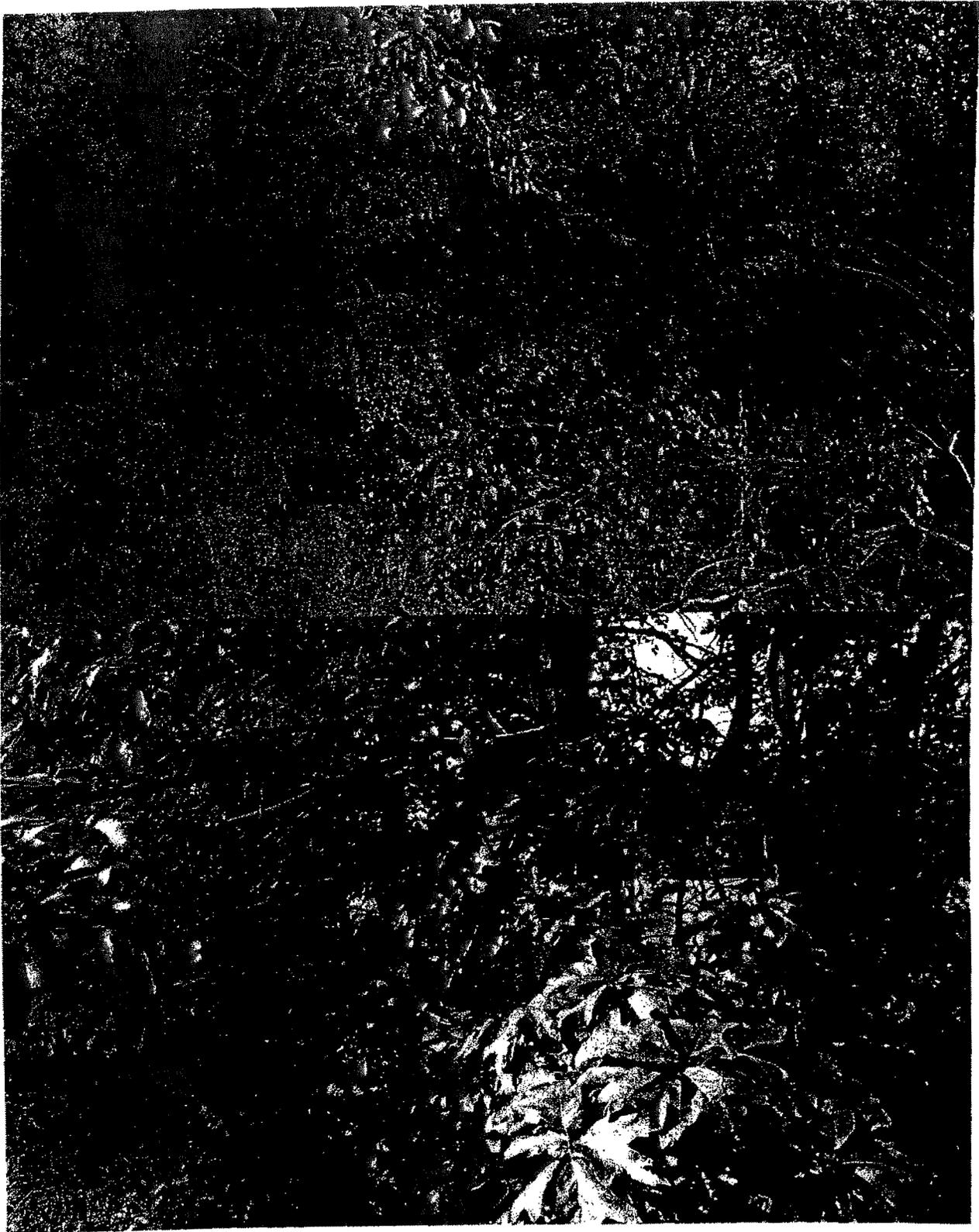
Issues

- 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.







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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.

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10/14/2009

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.

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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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