



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: David R. Gill Daytime Phone: 703-712-5039

Address: 1750 Tysons Boulevard, Suite 1800, McLean, VA 22102

Nominator E-mail Address: dgill@mcguirewoods.com

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: 10-5-09 CBR
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: 13 plus office condo with 81 units

Total aggregate size of all nominated parcels (in acres and square feet): 69.37 acres 3,021,757 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 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: Industrial up to 0.35 (see Exhibit 1)

b. CURRENT PLAN MAP RECOMMENDATION: Industrial, public parks

c. CURRENT ZONING DESIGNATION: I-4 APR# 09-IV-12LP

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). Mixed use with office/retail/hotel up to a 0.8 FAR - See Exhibit 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?) Mixed use with office/retail/hotel up to a 0.8 FAR

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	70 - 90%	
Retail	4 - 8%	
Public Facility, Govt & Institutional	Up to 3%	Depends on base
Private Recreation/Open Space		recommendations
Industrial	5 - 10%	
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 - WRIT-NVIP

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
1081 10 7220J	7220 J Telegraph Square Drive	Constantis Christofi Androula Christofi	7100 Beulah Street Alexandria, VA 22315	N/A	70042510000015960888
1081 10 7220K	7220 K Telegraph Square Drive	Timothy L. Brewer, TR	5852 New England Woods Drive Burke, VA 22015	N/A	70042510000015960895
1081 10 7220L	7220 L Telegraph Square Drive	Timothy L. Brewer, TR Kathleen S. Brewer, TR Timony L. Brewer Revocable Trust Kathleen S. Brewer Revocable Trust	5852 New England Woods Drive Burke, VA 22015	N/A	70042510000015960901
1081 10 7220M	7220 M Telegraph Square Drive	Timothy L. Brewer, TR Kathleen S. Brewer, TR Timony L. Brewer Revocable Trust Kathleen S. Brewer Revocable Trust	5852 New England Woods Drive Burke, VA 22015	N/A	70042510000015960918
1081 10 7220N	7220 N Telegraph Square Drive	Donald E. Cheny, Et Ux Robert G. Cheney, Et Ux	7200 N Telegraph Square Drive Lorton, VA 22079	N/A	70042510000015960925
1081 10 7220P	7220 P Telegraph Square Drive	A G P Quad	7200 Q Telegraph Square Drive Lorton, VA 22079	N/A	70042510000015960932
1081 10 7220Q	7220 Q Telegraph Square Drive	A G P Quad	7200 Q Telegraph Square Drive Lorton, VA 22079	N/A	70042510000015960949
1081 10 7220R	7220 R Telegraph Square Drive	Brian M. Lee Peter S. Lee Ok Ja Lee	7220 R Telegrpah Square Drive Unit R Lorton, VA 22079	N/A	70042510000015960956
1081 10 7220S	7220 S Telegraph Square Drive	Thang U. Tran Phuong T. Dang	9225 Eljames Drive Fairfax, VA 22032	N/A	70042510000015960963
1081 10 7220T	7220 T Telegraph Square Drive	Rebieh B. Malik	5933 Kimple Court Falls Church, VA 22041	N/A	70042510000015960970
1081 10 7220U	7220 U Telegraph Square Drive	William W.K. Hwang Young M. Hwang	3017 Rose Creek Court Oakton, VA 22124	N/A	70042510000015960987
1081 10 7220V	7220 Telegraph Square Drive	Skrutsky Partnership LLC	7220 Telegraph Square Drive #V Lorton, VA 22079	N/A	70042510000015960994
1081 10 7220W	7220 W Telegraph Square Drive	Donald W. Rickman, TR Ruth A. Rickman, TR	3408 Memorial Street Alexandria, VA 22306	N/A	70042510000015961007
1081 10 7225A	7225 A Telegraph Square Drive	Great Spring Waters of America Inc.	777 W. Putnam Avenue Greenwich, CT 06838	N/A	70042510000015961014
1081 10 7225B	7225 B Telegraph Square Drive	Great Spring Waters of America Inc.	777 W. Putnam Avenue Greenwich, CT 06838	N/A	70042510000015961021
1081 10 7240	7240 Telegraph Square Drive	Beung J. Rhee Ok H. Rhee	3508 Peace Court Annandale, VA 22003	N/A	70042510000015961038
1081 10 7240A	7240 A Telegraph Square Drive	Albert T. Chambers, Jr.	P.O. Box 95 Lorton, VA 22199	N/A	70042510000015961045
1081 10 7240B	7240 B Telegraph Square Drive	Albert T. Chambers, Jr.	P.O. Box 95 Lorton, VA 22199	N/A	70042510000015961052
1081 10 7240C	7240 C Telegraph Square Drive	Dennis M. Scarce Sharon S. Scarce	6375 Union Mill Road Clifton, VA 20124	N/A	70042510000015961069
1081 10 7240D	7240 D Telegraph Square Drive	Dennis M. Scarce Sharon S. Scarce	6375 Union Mill Road Clifton, VA 20124	N/A	70042510000015961076
1081 10 7240E	7240 E Telegraph Square Drive	Dennis M. Scarce Sharon S. Scarce	6375 Union Mill Road Clifton, VA 20124	N/A	70042510000015961083
1081 10 7240F	7240 F Telegraph Square Drive	Premier Paving & Planting Inc.	6145 Bardu Avenue Springfield, VA 22152	N/A	70042510000015961090

APR# 09-IV-12LP
Page 4 of 17

PROPERTY INFORMATION TABLE - WRIT-NVIP

Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size In Acres	Signature of Owner on Certified Receipt Number
1081 10 7240G	7240 G Telegraph Square Drive	Dennis M. Scarce, et al.	6375 Union Mill Road Clifton, VA 20124	N/A	70042510000015961106
1081 10 7240H	7240 H Telegraph Square Drive	Dennis M. Scarce Sharon S. Scarce	6375 Union Mill Road Clifton, VA 20124	N/A	70042510000015961113
1081 10 7240J	7240 J Telegraph Square Drive	Michael K. White Debra J. White	7240 J Telegraph Square Drive Lorton, VA 22079	N/A	70042510000015961120
1081 10 7240K	7240 J Telegraph Square Drive	Michael K. White Debra J. White	7240 J Telegraph Square Drive Lorton, VA 22079	N/A	70042510000015961137
1081 10 7240L	7240 L Telegraph Square Drive	Robert P. Middledorf James W. Middledorf	19450 Front Street Leesburg, VA 20176	N/A	70042510000015961144
1081 10 7240M	7240 M Telegraph Square Drive	Troy D. Marshall Nikki L. Marshall	8467 Old Dumfries Road Catlett, VA 20119	N/A	70042510000015961151
1081 10 7240N	7240 N Telegraph Square Drive	Troy D. Marshall Nikki L. Marshall	8467 Old Dumfries Road Catlett, VA 20119	N/A	70042510000015961168
1081 10 7240P	7240 P Telegraph Square Drive	Darwin L. Ingram, TR Gladys S. Ingram, TR	34 Clermont Court North Palm Coast, FL 32137	N/A	70042510000015961175
1081 10 7240Q	7240 Q Telegraph Square Drive	American Plumbing Inc.	7240 Q Telegraph Square Drive Lorton, VA 22079	N/A	70042510000015961182
1081 01 0001C	8938 Telegraph Road	Arthur A. Birney, Trustee, Et Al	6110 Executive Boulevard Unit 800 Rockville, MD 20852	0.28	70042510000015961199
1081 01 0001D	9022 Telegraph Road	WRIT NVIP, LLC	6110 Executive Boulevard Unit 800 Rockville, MD 20852	6.22	70042510000015961205
1081 01 0001E	N/A	WRIT NVIP, LLC	6110 Executive Boulevard Unit 800 Rockville, MD 20852	4.39	70042510000015961212
1081 01 0001F	N/A	WRIT NVIP, LLC	6110 Executive Boulevard Unit 800 Rockville, MD 20852	1.14	70042510000015961229
1081 01 0001G	N/A	WRIT NVIP, LLC	6110 Executive Boulevard Unit 800 Rockville, MD 20852	9.10	70042510000015961236
1081 01 0001H	N/A	WRIT NVIP, LLC	6110 Executive Boulevard Unit 800 Rockville, MD 20852	12.04	70042510000015961250
1081 01 0001J	7300 Lockport Place	Arthur A. Birney, Trustee, Et Al	6110 Executive Boulevard Unit 800 Rockville, MD 20852	1.81	70042510000015961267
1081 01 0001K	N/A	Arthur A. Birney, Trustee, Et Al	6110 Executive Boulevard Unit 800 Rockville, MD 20852	4.12	70042510000015961274
1081 01 0001M	N/A	Arthur A. Birney, Trustee, Et Al	6110 Executive Boulevard Unit 800 Rockville, MD 20852	6.75	70042510000015961281
1081 01 0001N	N/A	Arthur A. Birney, Trustee, Et Al	6110 Executive Boulevard Unit 800 Rockville, MD 20852	6.50	70042510000015961298
1081 01 0002A	8906 Telegraph Road	Town and Country, Landscaping, Inc.	8906 Telegraph Road Lorton, VA 22079	0.80	70042510000015961304

APR# 09-IV-12LP
Page 5 of 17

PROPERTY INFORMATION TABLE - WRIT-NVIP

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
1081 01 0003C	8900 Telegraph Road	WRIT LP	6110 Executive Boulevard Unit 800 Rockville, MD 20852	1.62	70042510000015961311
1081 01 0003D	7300 Telegraph Square Road	Capital Wholesale Inc.	7300 Telegraph Square Drive Lorton, VA 22079	5.00	70042510000015961335
Doc. #5230789v3					

EXHIBIT 2
**BRAC APR TASK FORCE
RECOMMENDATION
2008 BRAC AREA PLANS REVIEW**

APR ITEM # **08-IV-2LP**

DATE(S) REVIEWED BY TASK FORCE: **06/10/08 and 08/19/08**
NOMINATOR(S): **DAVID R. GILL for WRIT NVIP, LLC**

SUMMARY TASK FORCE RECOMMENDATION:

Approve Nomination as submitted _____
Approve Nomination with Modification X
Retain Adopted Plan _____

VOTE TALLY

In favor: 17
Opposed: 1
Abstentions: 0

Task Force member(s) who recused themselves from the vote:

TASK FORCE EXPLANATION/COMMENTS:

1. THE TAPERING OF DENSITY AND HEIGHT DESCRIBED IN THE NOMINATION SHOULD NOT APPLY TO THE CONDOMINIUM PROPERTY
2. FAR SHALL NOT BE TRANSFERRED FROM THE CONDOMINIUM PROPERTY TO THE NOMINATOR'S PROPERTY
3. NO REQUIREMENT FOR CONSOLIDATION AS BETWEEN THE NOMINATOR'S PROPERTY AND THE CONDOMINIUM PROPERTY
4. A CONNECTOR ROAD BETWEEN LOCKPORT PLACE AND TELEGRAPH ROAD WHERE IT CONNECTS TO RAINWATER PLACE
5. ENSURE DENSITY DECREASES AS IT GETS CLOSER TO THE ADJACENT RESIDENTIAL DEVELOPMENT
6. ENSURE ADEQUATE BUFFERS ARE PROVIDED NEXT TO THE ADJACENT RESIDENTIAL DEVELOPMENT
7. UP TO .7 FAR OR UP TO .8 FAR IF LEED SILVER CERTIFICATION IS RECEIVED
8. THE IMPACT ON PARKS AND RECREATION SHOULD BE MITIGATED PER POLICIES CONTAINED IN OBJECTIVE 6 OF THE PARK AND RECREATION SECTION OF THE POLICY PLAN
9. MAINTAIN UNDISTURBED RPA AND EQC AND RESTORE SENSITIVE LAND

Task Force Chairman (initials): SF

EXHIBIT 1
Current Comprehensive Plan Language

Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Lower Potomac Planning District, LP-2 Lorton-South Route 1 Community Planning Sector:

Land Unit D

This land unit is surrounded by Accotink Creek, Pohick Estates and Rose Heights subdivision and Southgate Woods and Worthington Woods townhouse developments. The area is characterized by existing industrial uses. Primary uses are wholesale/warehouse activities.

Land Unit D is planned for industrial use. New or infill development should be compatible with existing industrial uses up to .35 FAR and should provide for substantial buffering when located adjacent to planned or existing residential uses.

The area generally adjacent to Accotink Creek is planned for public park.

19886227.1

September 14, 2009

PART 6: JUSTIFICATION (NVIP)

Introduction and Background

This nomination is simply a refinement of the original BRAC APR nomination #08-IV-2LP, with primary purpose of mirroring the recommendation of the BRAC APR Task Force and to respond directly to the concerns raised by staff in relation to the prior nomination. Originally the site was nominated as part of the BRAC APR process because of its proximity to Ft. Belvoir and the planned National Museum of the Army. The original nomination made sense as it would have yielded superior results to what exists on the site or otherwise allowed under existing zoning.

The site is currently zoned I-4, Medium Industrial and I-5, General Industrial. These zoning districts would permit “by-right”, traffic-generating industrial and office uses at a 0.5 FAR, without any proffers or commitment to the transitional land use planning contemplated by this nomination. Further, the existing Comprehensive Plan only recommends industrial for this site. This “industrial-only” focus, in the existing planning and zoning guidance, clearly conflicts to the demands created by the BRAC relocations, the development of the National Museum of the Army and does not support a number of county-wide land use policies that encourage the type of sustainable, commercial/mixed-use development advanced by this nomination.

The nomination area encompasses over 69 acres, of which 54 acres the nominator already owns. This large uniform land area provides considerable land planning opportunities. The nominator proposes a high-quality commercial/mixed use development that is planned and designed to create a street presence on Telegraph Road, and takes strategic advantage of the existing topography and environmental constraints to provide appropriate sensitivity at the project’s edges. This amenity-driven design also allows the site to better attract development inevitably resulting from the National Museum of the Army and BRAC relocations.

Because of these factors, the original nomination was supported by the surrounding community, the South County Federation and the BRAC APR Task Force. The only formal opposition was from Staff who recommended retaining the adopted plan. However, as detailed in the table below, this nomination has been refined and now specifically mirrors the recommendation endorsed BRAC APR Task Force.

Overview of Proposed Nomination

With this background, the nomination proposes office/mixed-use at a base density of 0.7 FAR, with an option to increase the FAR to a maximum of 0.8 with LEED Silver certification. This mirrors the approach endorsed by the BRAC APR Task Force. Their recommendation is attached as **Exhibit 2**. In addition, as traffic was a concern of Staff in the prior nomination, the nominator is committed that this optional FAR is only attainable subject to demonstrating that through the use of transportation demand management (TDM), traffic will be equal to less than the traffic generated by development permitted “by-right” under the existing zoning. The table below summarizes the key differences between this nomination and the prior nomination.

Comparison to the Prior Nomination

	BRAC APR Nomination #08-IV-2LP (Prior Nomination)	Proposed Nomination
FAR	up to 1.0	Up to 0.8
Traffic Mitigation	Unclear	Commitment to mitigate traffic through TDMs
Commitment to restoration of RPA	Yes	Yes
Resolution of other potential BRAC APRs	Unclear at time of nomination	Yes – only one other potential nomination in the area moving forward (#08-IV-2LP)

Most of Staff's criticism of the original nomination focused on the whether this nomination will create a new node or center, undermining the Lorton Suburban Center. However, this concern is misplaced as the critical issue is that under the current industrial zoning, the site could be developed "by-right" up to a 0.5 FAR. Any change in the plan needs to acknowledge this existing zoning. This nomination then provides an incremental increase in density which is the minimum incentive necessary to bring this site into the rezoning process, which invariably creates better results for the community and the County.

The nominator anticipates that a majority of the proposed FAR would be allocated to office uses, with a smaller research and development component also offered to create proper diversity within the project. Consistent with a high-quality mixed use environment, the needs of the workers within the project and at the adjacent Ft. Belvoir would be served by complimentary retail, dining and hotel uses. In addition to being favorable from a trip generation standpoint, the nominator believes that hotel uses are key because there will be significant demand generated by future visitors to both the Army Museum and the DeWitt Hospital. By creating the incentive for a mixed-use environment, the nominator is able to appropriately taper development, create a logical extension of the transportation network and incorporate structured parking, all with the net benefit of mitigating the impact to the surrounding residential community.

Conclusion

This nomination is an evolution from the previous nomination filed as part of the BRAC APR process to respond to the fundamental changes to the planning assumptions that are occurring in this area of the County. The BRAC relocations on Ft. Belvoir and the Quantico Marine Base are still moving forward. The National Museum of the Army is still moving forward. All four phases of the extension of the Fairfax Parkway have been funded. All of these changes are happening and alter the demand in this area of the County for amenity driven mixed-use environments. This nomination represents the appropriate response to these changes by creating the minimal incentive necessary to bring this site into the rezoning process and allow it to better respond to the needs of the County and the concerns of the surrounding community.

EXHIBIT 1
Current Comprehensive Plan Language

Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Lower Potomac Planning District, LP-2 Lorton-South Route 1 Community Planning Sector:

Land Unit D

This land unit is surrounded by Accotink Creek, Pohick Estates and Rose Heights subdivision and Southgate Woods and Worthington Woods townhouse developments. The area is characterized by existing industrial uses. Primary uses are wholesale/warehouse activities.

Land Unit D is planned for industrial use. New or infill development should be compatible with existing industrial uses up to .35 FAR and should provide for substantial buffering when located adjacent to planned or existing residential uses.

The area generally adjacent to Accotink Creek is planned for public park.

\9886227.1

Lai, Jennifer C.

From: Chiblow, Lisa M. [lchiblow@mcguirewoods.com]
Sent: Friday, October 09, 2009 4:10 PM
To: Lai, Jennifer C.
Cc: Gill, David Robert-Jan
Subject: WRIT NVIP - Revised Nomination Form
Attachments: 1212_001.pdf

Jennifer,

Attached is the revised APR nomination form detailing hotel as a use.

Please let me know if you need anything else.

Thanks,
Lisa

Lisa M. Chiblow
Land Use Planner


McGuireWoods LLP
1750 Tysons Blvd
McLean, VA 22102
703.712.5364 (Direct Line)
703.712.5050 (Direct FAX)
lchiblow@mcguirewoods.com

This e-mail may contain confidential or privileged information. If you are not the intended recipient, please advise by return e-mail and delete immediately without reading or forwarding to others.

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). Mixed use with office/retail/hotel up to a 0.8 FAR - See Exhibit 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?) Mixed use with office/retail/hotel up to a 0.8 FAR

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	70 - 90%	
Retail	4 - 8%	
Public Facility, Govt & Institutional	Up to 3%	Depends on base
Private Recreation/Open Space		recommendations
Industrial	5 - 10%	
Residential* Hotel	up to 5%	
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:			

Lai, Jennifer C.

From: Lai, Jennifer C.
Sent: Thursday, October 15, 2009 2:39 PM
To: 'Chiblow, Lisa M.'
Subject: RE: WRIT NVIP - Revised Nomination Form

Lisa,

On the revised nomination form, the information under 4g is left blank. Please verify that the total FAR proposed is .8 FAR and the total gross square feet of development of would be ~2,417,405 square feet.

Thank you,
Jenn

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

From: Chiblow, Lisa M. [mailto:lchiblow@mcguirewoods.com]
Sent: Friday, October 09, 2009 4:10 PM
To: Lai, Jennifer C.
Cc: Gill, David Robert-Jan
Subject: WRIT NVIP - Revised Nomination Form

Jennifer,

Attached is the revised APR nomination form detailing hotel as a use.

Please let me know if you need anything else.

Thanks,
Lisa

Lisa M. Chiblow
Land Use Planner


McGuireWoods LLP
1750 Tysons Blvd
McLean, VA 22102
703.712.5364 (Direct Line)
703.712.5050 (Direct FAX)
lchiblow@mcguirewoods.com

This e-mail may contain confidential or privileged information. If you are not the intended recipient, please advise by return e-mail and delete immediately without reading or forwarding to others.

APR# 09-IV-12LP
Page 15 of 17

10/19/2009

Lai, Jennifer C.

From: Chiblow, Lisa M. [lchiblow@mcguirewoods.com]
Sent: Monday, October 19, 2009 9:53 AM
To: Lai, Jennifer C.
Subject: WRIT NVIP APR Form
Attachments: 1232_001.pdf

Jen,

Attached is the APR form with section 4 g completed.

Please let me know if you need anything else.

Lisa

Lisa M. Chiblow
Land Use Planner


McGuireWoods LLP
1750 Tysons Blvd
McLean, VA 22102
703.712.5364 (Direct Line)
703.712.5050 (Direct FAX)
lchiblow@mcguirewoods.com

This e-mail may contain confidential or privileged information. If you are not the intended recipient, please advise by return e-mail and delete immediately without reading or forwarding to others.

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). Mixed use with office/retail/hotel up to a 0.8 FAR - See Exhibit 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?) Mixed use with office/retail/hotel up to a 0.8 FAR

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: 0.8 TOTAL Gross Square Feet: 2,417,405 square feet

Categories	Percent of Total FAR	Square feet
Office	70 - 90%	
Retail	4 - 8%	
Public Facility, Govt & Institutional	Up to 3%	Depends on base
Private Recreation/Open Space		recommendations
Industrial	5 - 10%	
Residential * Hotel	up to 5%	
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:			