

Hybla Valley Greens

APR# 09-IV-12MV



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 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 Rea

THIS BOX FOR STAFF USE ONLY
Date Received: 9/15/09
Date Accepted: 10-5-09 ARD
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.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): Braddock Lee Mason Mount Vernon Springfield
Total number of parcels nominated: 15 *(not counting individual condo unit owners)*
Total aggregate size of all nominated parcels (in acres and square feet): 121.72 acres 5,302,123 square feet - *INCLUDES CONDO LAND AREA*
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: See Attachment A

b. CURRENT PLAN MAP RECOMMENDATION: Retail and other RESIDENTIAL 8-12 DU/AC, RESIDENTIAL 16-20 DU/AC

c. CURRENT ZONING DESIGNATION: C6, C8, R20, R-12

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). Control stormwater and employ LID practices in Hybla Valley/Gum Springs CBC, consistent with watershed plan recommendations. 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?) 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) | 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.

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
See Attachment 		Wendell Paul G. White	Portsmouth Ave PO Box 8070 MISSISS		

See attached

Nomination. Hybla Valley Gum Springs CBC

ATTACHMENT A. Current text (p.48-50)

Land unit C of the Hybla Valley/Gum Springs CBC is planned for residential use at 8-12 du/acre, with an option of up to 15 du/acre for high quality development that meets conditions, including that any proposed development should not add to existing drainage problems. Sub-units D-1 (Mt Vernon Plaza and South Valley Shopping Center) and D2 are planned for retail up to .50 FAR, with option in D1 to incorporate multiple uses up to .70 FAR if conditions are met. One condition is mitigation of environmental impact by preserving streams and floodplains as open space and bioengineering approaches to restore them. Sub-unit D-3 is planned for residential use, and sub-unit D-4 (Walmart, multiplex theater) is planned for retail up to .50 FAR.

ATTACHMENT B. Proposed revisions

Add the following for land unit C (p. 48):

Consistent with the Policy Plan, environmental objective 2, policy m, the Little Hunting Creek Watershed Management Plan should be consulted for this area. Any redevelopment should be removed from Resource Protection Areas.

Modify the first and add the second bullet to the list of conditions for increased density (p. 48):

- Because of the high water table in the area, a drainage study is undertaken and any proposed development ensures that it will ~~not add to existing drainage problems~~provide mitigation of existing stormwater impacts;
- The stream and riparian buffers of North Little Hunting Creek on the south boundary of this property are restored.

Add the following for sub-unit D-1 (p. 49):

Consistent with the Policy Plan, environmental objective 2, policy m, recommendations of the Little Hunting Creek Watershed Management Plan for this area should be consulted. New commercial Low Impact Development (LID) practices should be implemented in Mount Vernon Plaza and South Valley Shopping Center to control stormwater runoff, and North Little Hunting Creek north and west of Mount Vernon Plaza should be restored. Riparian buffers should be restored to a natural state, and any redevelopment should be removed from Resource Protection Areas.

Add to the list of conditions for increased FAR in this parcel:

- Provide mitigation of existing stormwater impacts

Add the following for sub-unit D-2 (p. 50):

Consistent with the Policy Plan, environmental objective 2, policy m, recommendations of the Little Hunting Creek Watershed Management Plan for this area should be consulted. New commercial Low Impact Development (LID) practices should be utilized in the Hybla Plaza and Hybla Valley Center to better control stormwater runoff.

Add the following for sub-unit D-3 (p. 50):

Consistent with the Policy Plan, environmental objective 2, policy m, recommendations of the Little Hunting Creek Watershed Management Plan for this area should be consulted.

Add the following for sub-unit D-4 (50):

Consistent with the Policy Plan, environmental objective 2, policy m, the Little Hunting Creek Watershed Management Plan should be consulted for this area. New commercial Low Impact

Development (LID) practices should be utilized in the Multiplex Theater and Walmart sites to better control stormwater runoff.

Attachment C. Justification

The Comprehensive Plan needs to be updated to reflect changes in law that affect land use (such as the Chesapeake Bay Preservation Ordinance), to reflect the County's adoption of the Little Hunting Creek Watershed Plan, and to add recommendations that would counter the harmful effects of stormwater runoff from highly impervious sites with inadequate stormwater controls such as sub-units D-1, D-2, D-3, and D-4 in the Hybla Valley/Gum Springs CBC.

The proposed changes would better achieve environmental objective 2, policy k of the Policy Plan ("For new development and redevelopment, apply better site design and low impact development (LID) techniques...and pursue commitments to reduce stormwater runoff volumes and peak flows...") than what is in the current Plan. Improvements in control of stormwater are essential to enable Fairfax County to meet its obligations and commitments to improve the health of the Chesapeake Bay.

Attachment D, nomination for Hybla Valley/Gum Springs. PROPERTY INFORMATION TABLE (Revised)

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
LAND UNIT C					
92-4 09 0001-0276	South Meadows Condominiums (various)	Klingbeil, Powell, and Alnitz Management	6400 Arlington Blvd Falls Church, VA		7009 0080 0002 2475 6079
LAND UNIT D1					
101-2 01 12A	7694 Richmond Hwy	Alvin Rosenberg et al TR	1626 E. Jefferson St Rockville MD 20852	23.57	7009 0080 0002 2475 6086
101-2 01 12A1, 12D, 12E, 12F	"	Federal Realty Investments	"	19.64	7009 0080 0002 2475 6093
101-2 01 12C	7740 Richmond Hwy	VA Electric and Power	c/o JF Koster, 10 th floor PO Box 2666, Richmond 23261	2.76	7009 0080 0002 2475 6109
LAND UNIT D2					
101-2 06 504A	7734 Richmond Hwy	Realty Income Corp.	PO Box 460069 Attn Portfolio Management #1547 Escondido CA 92046 0069	1.31	7009 0080 0002 2475 6116
101-2 06 504B		Federal Realty Investment Trust	1626 E Jefferson St Attn General Ledger Group Rockville MD 20852 4041	.68	7009 0080 0002 2475 6123
101-2 06 505, 506	7770 Richmond Hwy	"	"	4.55	"
101-2 06 507B	N/A	Hybla Center LP	4733 Bethesda Av Suite 650 care Finmarc Management Bethesda MD 20814	7.38	7009 0080 0002 2475 6130
101-2 06 513	7848 Richmond Hwy	Fagelson Bernard M, and Robert L Tr	10509 Summit Av Care United Investors Kensington MD 10895	2.86	7009 0080 0002 2475 6147
LAND UNIT D3					
101-2 06 507A	Murraygate Apts	Redevelopment & Housing Authority, Fairfax County	3700 Pender Dr., Ste 300 Attn Mary Stevens Fairfax VA 22030	8.34	7009 0080 0002 2475 6154
LAND UNIT D4					
101-2 06 514A	NA	Walmart Real Estate, Business Trust	PO Box 8050 MS 0555 Wal- Mary Property Tax Dept. Bentonville AR 72712-8050	14.19	7009 0080 0002 2475 6161
101-2 06 A	7940 Richmond Hwy	National Amusements Incorporated	PO Box 9126 Dedham MA 02027	517,650 sq ft 11.88 acres	7007 3020 0001 1699 9455

Rybold, Kimberly M.

From: Patrick Rea [prea1@cox.net]
Sent: Thursday, October 15, 2009 3:38 PM
To: Rybold, Kimberly M.
Subject: Re: 2009-2010 South County APR Nomination PC 2009-011

Dear Ms. Rybold - We accept the clarifications in your email, below.

Patrick Rea
703-385-3322

----- Original Message -----

From: Rybold, Kimberly M.
To: Prea1@cox.net
Sent: Thursday, October 15, 2009 12:16 PM
Subject: 2009-2010 South County APR Nomination PC 2009-011

Patrick Rea
Mount Vernon Council of Civic Associations
P.O. Box 203
Mount Vernon, VA 22121

RE: South County APR Nomination: 121.72 acres in the Hybla Valley/Gum Springs CBC

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 2009-011, 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 2: General Information, you have listed the total size of the nominated area as 85.28 acres. This excludes tax map number 101-2 ((6)) A, as well as the land area of the South Meadows Condominiums. With these areas included, I have calculated the area of your nomination to be approximately 121.72 acres, or 5,302,123 square feet.
- In Part 4b: Current Plan Map Recommendation, you have listed retail and other as the Plan map recommendation for the nominated area. In addition to this recommendation, the South Meadows Condominiums are designated on the Plan map for residential use at 8-12 dwelling units per acre, and the Hybla Valley Center Apartments are designated as 16-20 dwelling units per acre.
- In Part 4c: Current Zoning Designation, you have listed C-6, C-8, and R-20 as the applicable zoning designations in the nominated area. Additionally, the South Meadows Condominiums are zoned R-12.

Please respond to this email and indicate that you wish to accept the suggested clarifications and I will make these changes on the nomination form.

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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)