

**NOMINATION FORM**

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

**PART 1. NOMINATOR/AGENT INFORMATION**

Name: Patrick Rea Daytime Phone: 703-385-3322

Address: PO Box 203, Mount Vernon, VA 22121

Nominator E-mail Address: Prea1@cox.net

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

THIS BOX FOR STAFF USE ONLY	
Date Received:	_____
Date Accepted:	_____
Planning District:	_____
Special Area:	_____

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.) \_\_\_\_\_

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.  
\_\_\_\_\_

**PART 2. GENERAL INFORMATION**

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

Total number of parcels nominated: 9

Total aggregate size of all nominated parcels (in acres and square feet): 69.19 acres 3,013,916 square feet *AK, 10-19-09*

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/dpzi/](http://www.fairfaxcounty.gov/dpzi/)) for your citation. It is the most current version: See Attachment A

b. CURRENT PLAN MAP RECOMMENDATION: Public Facilities and Office, public park. AK, 10-19-09

c. CURRENT ZONING DESIGNATION: School & Library R-3, Public Facilities C-4, Office C-2, Bank & Gas Station C-5, Condos PDH 5

7.  
Mt Vernon District  
Campus



Area Plans Review

2009-2010 SOUTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

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Name: Patrick Rea Daytime Phone: 703-385-3322

Address: PO Box 203, Mount Vernon, VA 22121

Nominator E-mail Address: Prea1@cox.net

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

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

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PART 2. GENERAL INFORMATION

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

Total number of parcels nominated: 9

Total aggregate size of all nominated parcels (in acres and square feet): \_\_\_\_\_ acres \_\_\_\_\_ square feet

Is the nomination a Neighborhood Consolidation Proposal?  Yes  No

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b. CURRENT PLAN MAP RECOMMENDATION:

c. CURRENT ZONING DESIGNATION: School & Library R-3, Public Facilities C-4, Office C-2, Bank & Gas Station C-5, Condos PDH 5



**2009-2010 SOUTH COUNTY AREA PLANS REVIEW GUIDE**

**NOMINATION FORM**

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). \_\_\_\_\_  
See Attachment B

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) \_\_\_\_\_ See Attachment B. Expansion of existing facilities based on need. Add structured parking to replace surface parking. Also add Transportation Center.

f. NON-RESIDENTIAL: Check the appropriate use  Office  Retail  Government/Institutional  
 Industrial  Open Space  
 Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: .50 TOTAL Gross Square Feet: 1,488,762

Categories	Percent of Total FAR	Square feet
Office	6.4	138,061
Retail	1.6	29,169
Public Facility, Govt & Institutional	92	1,321,532
Private Recreation/Open Space	0	0
Industrial	0	0
Residential*	0	0
<b>TOTAL</b>	<b>100%</b>	<b>1,488,762</b>

\*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)			
<b>TOTAL:</b>			

**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
1021 01 01C	2500 Parkers Ln	School Board of Fairfax County	8115 Gatehouse RD, Falls Church	20	7009 0820 0000 8630 0083
1021 01 02A	2501 Sherwood Hall Ln	Board of Supervisors, Fx County	12000 Gvt Center Pkwy, Fairfax	4.1	7009 0820 0000 8630 0090
1021 01 04	2511 Parker Ln /NA	Board of Supervisors, Fx County	12000 Gvt Center Pkwy, Fairfax	38.9	w w w w
1021 07 17B	2600 Sherwood Hall Ln	Sherwood Hall Service Center	Same,, Alexandria	0.40	7009 0820 0000 8630 0076
1021 07 18A	2604 Sherwood Hall Ln	Burke & Herbert Bank	Same, Alexandria ①	0.33	7009 0820 0000 8630 0106
1021 35 100-408	2616 Sherwood Hall Ln	<i>Sherwood Hall Med Ctr</i> Hinson SL Associates	<i>Same, Alexandria</i> 8101 Hinson Farm Rd #317, Alex.	0.78	7009 0820 0000 8630 0069
1021 36 01A	8101 Hinson Farm Rd	Hinson SL Associates	<i>8101 Hinson Farm Rd</i> Same, #317, Alexandria <i>22306</i>	1.27	7009 0080 0002 2475 7236
1021 36 02A	8111 Tiswell Dr	Mt Vernon Assoc, Nursing Center	Same, Alexandria	2.29	w w w
1021 36/38/39 *	Hinson Farm Rd & Titwell	<i>See Attachment B</i>	8101 Hinson Farm Rd #317, Alex.	0.62	w w w

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\* ~~102-1 (136) 221~~  
 102-1 ((35)) 100-408  
 102-1 ((36)) 501-516  
 102-1 ((38)) 201-219  
 102-1 ((39)) 301-319  
 401-419  
 Per email (10/14) management company was notified and contacted individual owners.

① 100 S Fairfax St.  
Alexandria, VA 22314

**FAIRFAX COUNTY COMPREHENSIVE PLAN, AREA IV  
Mount Vernon Planning District  
MV6-Fort Hunt Community Planning Sector**

[Pages 149-150]

**RECOMMENDATIONS**

Land Use

\* \* \* \* \*

5. Mount Vernon Hospital is co-located on a site with the Mount Vernon Governmental Center, the Mount Vernon Fire Station and the Mount Vernon Center mental health facility. The governmental center/fire station and hospital portion of the complex is bounded by Holland Road, Sherwood Hall Lane, Parker's Lane, and Hinson Farm Road. The mental health facility portion of the complex is located south of Hinson Farm Road and Tis Well Drive.

Expansion of the hospital and related ancillary medical service uses and the mental health care facilities is appropriate to meet the health care needs of the community if certain conditions are met as described below. Such facilities for the hospital portion of the complex (located between the governmental center/fire station portion of the site and Hinson Farm Road) will be limited to hospital and related ancillary medical service uses, a helistop for medical emergency transport, medical offices, employee child care facilities and skilled nursing care facilities. Any skilled nursing care facility shall be added as additional floor(s) to the existing hospital or may be freestanding so long as there is no reduction in the total open space on the hospital campus portion of the complex.

Development of governmental center/fire station use, mental health facilities and hospital facilities with related ancillary uses, including medical offices, may be appropriate if the impacts on the surrounding community are mitigated. Development is planned with an FAR up to .35 if the following conditions are met:

- Limit the height of buildings on the periphery of the site to minimize visual impacts on the community.
- Provide for substantial, usable open space. The entire complex should be visually screened by evergreen landscaping from the residentially planned and developed land fronting on Holland Road. However, landscaping along Holland Road should not be designed or located in a manner that interferes with the safe operation of the existing helistop.

Transportation

Transportation recommendations for this sector....

**FAIRFAX COUNTY COMPREHENSIVE PLAN, AREA IV  
Mount Vernon Planning District  
MV6-Fort Hunt community Planning Sector**

[Pages 149-151]

**RECOMMENDATIONS**

**Land Use**

\* \* \* \* \*

5. Mount Vernon Hospital is co-located on a site...between Holland Road and Tis Well Drive.

**Expansion of the INOVA Mount Vernon Hospital, the Mount Vernon Governmental Center, the Mount Vernon Fire Station, the Sherwood Hall Regional Library, and the Walt Whitman Middle School is appropriate to meet the health care, civic, and educational needs of the community provided the expansion and development is done in a manner that integrates these institutions into a campus-like environment, to be called the “Mount Vernon District Campus”, that preserves existing open green space and mitigates the impact on the surrounding community, particularly the impact on vehicular traffic that may result from additional employees and increased public use of the facilities and services. Development is planned with an FAR up to .50 if the following conditions are met:**

- Limit the height of buildings on the periphery of the site to minimize visual impacts on the community.
- Provide for substantial, usable open space. The entire complex should be visually screened by evergreen landscaping from the residentially planned and developed land fronting on Holland Road. However, landscaping along Holland Road should not be designed or located in a manner that interferes with the safe operation of the existing helistop.
- **To preserve existing open space and add more, while still providing for expected, additional hospital outpatients/visitors, reduce the existing surface parking area and replace it with structured parking which should be available also to visitors to the governmental center/police station. Subsequently, approximately 33% of total acreage must be reserved as useable open space.**

**Development should include consideration for both the lease of commercial space for medical-related offices that encourage the concentration of services, and the inclusion of retail concessions that are appropriate to serve the local workforce and public that use the health, civic, and educational facilities of the campus. Special consideration should be given to development that improves accessibility and integrates the hospital facilities, civic and public safety institutions, and commercial concessions throughout the campus using pedestrian walkways, both covered and uncovered, and bicycle paths that limit the need for vehicular transport. Walkways and paths should create a common cityscape throughout the campus.**

**Special consideration should be given to establishing a transportation center centrally within the campus in order to better provide community access to the hospital and other institutions and services as well as reduce the need for private vehicular traffic.**

Special consideration should be given to increase the FAR of the Mount Vernon Government Center to accommodate the placement of a Traffic Court and to the Hospital for added floors.

Parcels on the north side of Sherwood Hall Lane, between 2600 and 2616 Sherwood Hall Lane, are planned for office use. The existing neighborhood-serving businesses on lots 102-1((35))17B and 18A should be allowed to continue. Should they give up their business, however, the area should be retained for commercial use in support of the Campus. Alternatively, a table service restaurant supporting the proposed Mount Vernon District Campus is not inappropriate in this area.

Because of the environmental sensitivity of the site's location in the vicinity of Little Hunting Creek, development or redevelopment of any of the included sites should require strong stormwater controls, reductions in impervious surfaces, and LID practices that effectively mitigate adverse environmental impacts. Recommendations in the Little Hunting Creek Watershed Management Plan pertaining to this area should be implemented.

Redevelopment or expansion of the nursing home [102-1((36))2A] or the medical condominiums [102-1((36))401-419], both of which border on the RPA, should be allowed only after pertinent recommendations of the Little Hunting Creek Watershed Management Plan and the Chesapeake Bay Ordinance are satisfied.

#### Transportation

Transportation recommendations for this sector....

Attachment C (Justification)

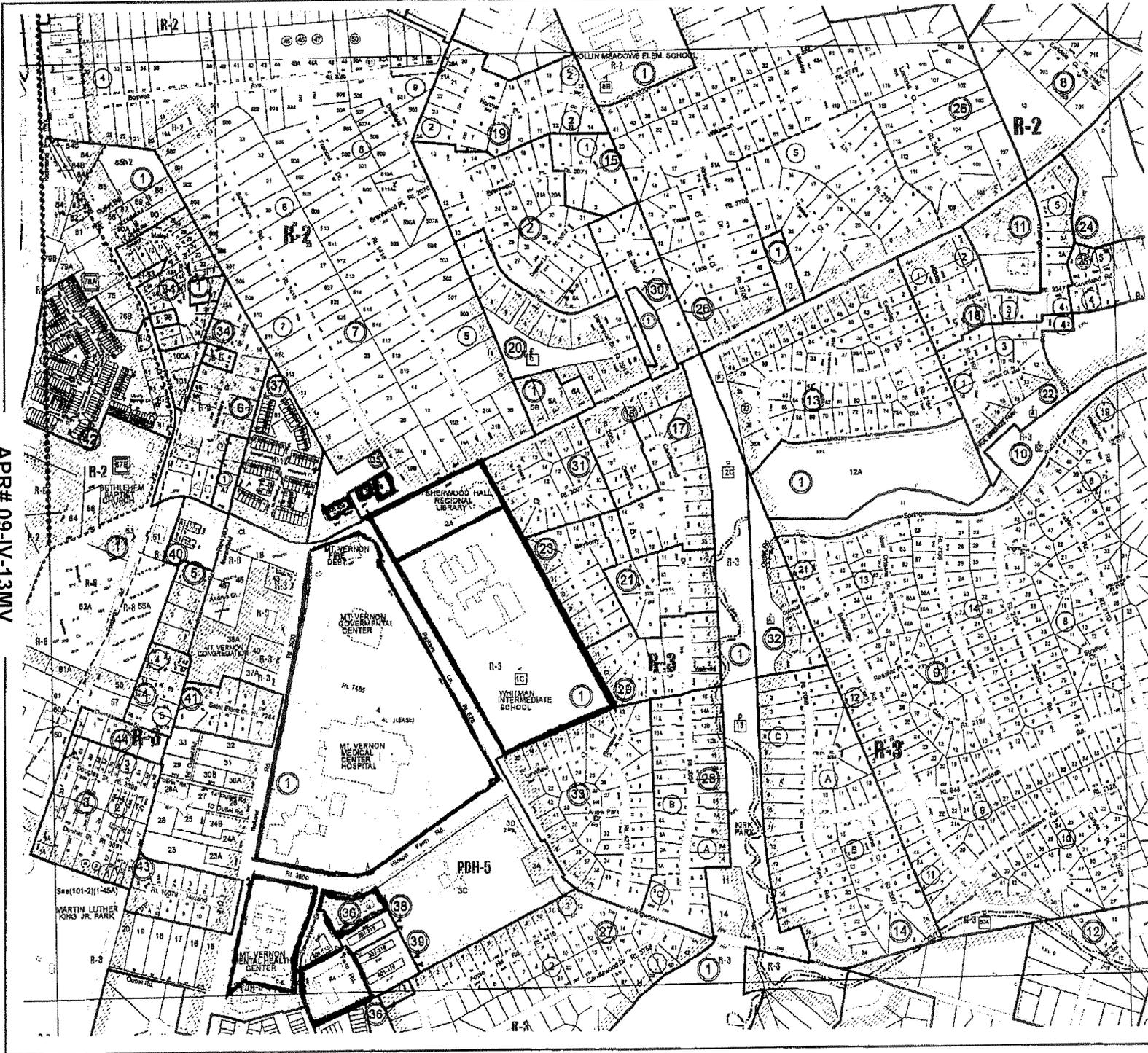
The many institutional uses and adjacent, supporting commercial and medical office properties on this site should be considered for planning purposes as an integrated complex rather than individual elements in order to create an efficient and attractive overall campus development.

Added 10-19-09 A.K.

**Attachment C**

The many institutional uses and adjacent, supporting commercial and medical office properties on this site should be considered for planning purposes as an integrated complex rather than individual elements in order to create an efficient and attractive overall campus development.

APR# 09-IV-13MV  
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1742  
A Fairfax County, Virginia Publication



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**GENERAL NOTES**

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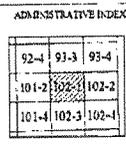
The information contained on this map is for informational purposes only and does not constitute a warranty or representation of any kind. The County of Fairfax is not responsible for any errors or omissions that may appear hereon. The County of Fairfax is not liable for any damages, including consequential damages, arising from the use of this map. The County of Fairfax is not responsible for any changes in the information contained hereon after the date of publication. The County of Fairfax is not responsible for any changes in the information contained hereon after the date of publication.

Location: County



Neighboring County

Other Fairfax County



Other Fairfax County

**ADMINISTRATIVE INDEX**

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101-2	102-1	102-2
101-4	102-3	102-4

**SHEET INDEX**

**PROPERTY MAP**  
ZONING  
**102-1**

Revised to: 09-28-2009

Prepared by:  
DEPARTMENT OF SPATIAL INFORMATION TECHNOLOGY  
Geographic Information Systems  
GIS and Mapping Services  
11000 Sunrise Valley Drive, Suite 117  
Falls Church, Virginia 22041-5117  
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FAX: 703-245-1117

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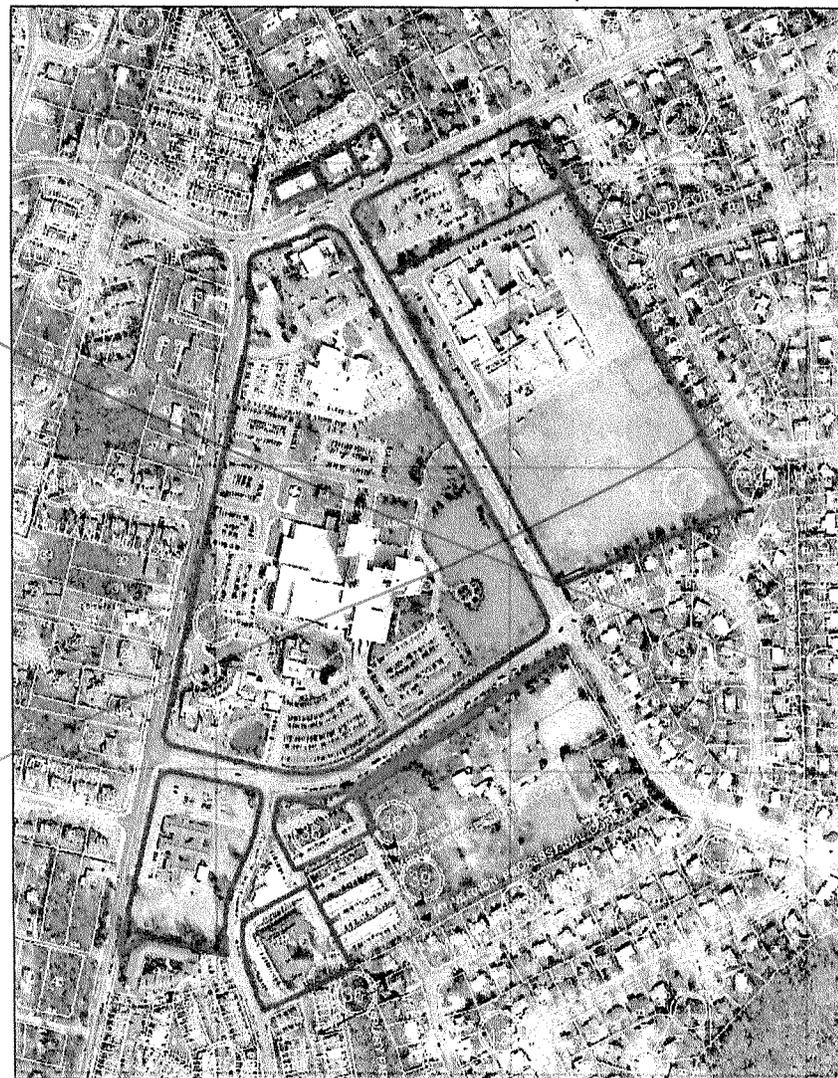
Received 10-19-09

Nomination # 17



The Mount Vernon Council of Citizens Associations, Inc.

### Mount Vernon District Campus



0 405 810 1,620 Feet



Fairfax County Department of Planning and Zoning  
Aerial Imagery, Copyright 2002, Commonwealth of Virginia

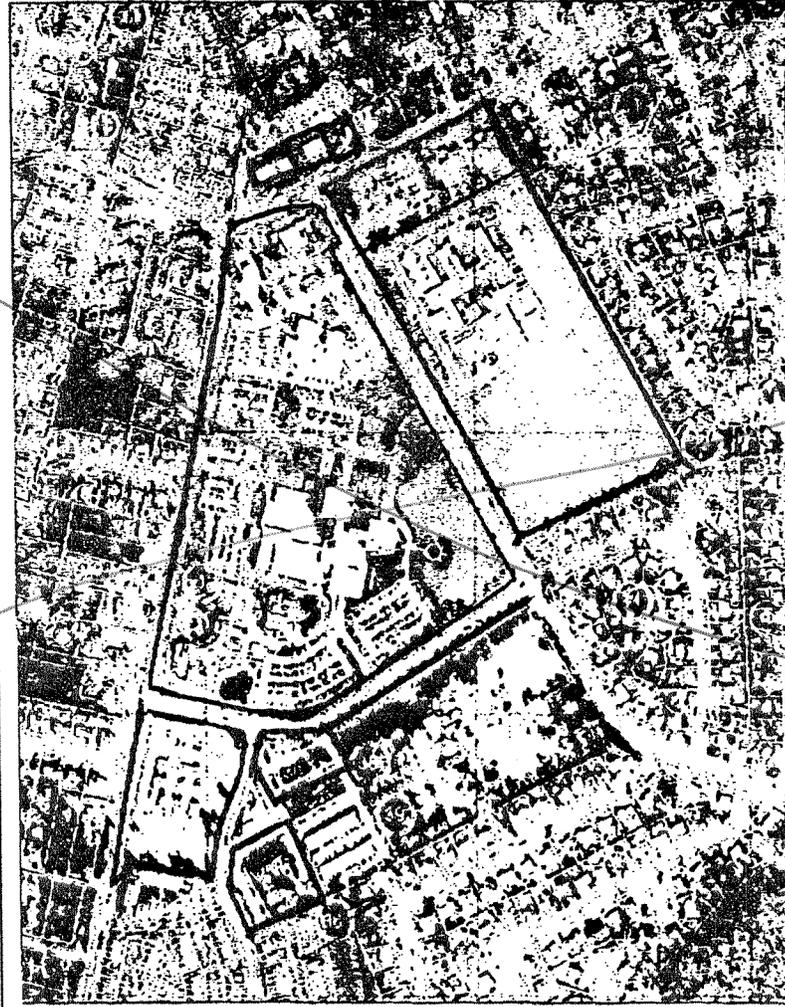
APR# 09-IV-13MV  
Page 12 of 18

For Christopher Remer



The Mount Vernon Council of Citizens Associations, Inc.

Mount Vernon District Campus



Nomination # 17



0 405 810 1,620 feet



City of Mount Vernon, Ohio  
Aerial Imagery Copyright 2002, GeoEye, Inc.

## Klibaner, Aaron K.

---

**From:** Klibaner, Aaron K.  
**Sent:** Friday, October 16, 2009 1:03 PM  
**To:** 'Pat Rea'  
**Subject:** South County APR nomination - Mt. Vernon District Campus

Dear Mr. Rea:

This message is notify you that there are several deficiencies in your South County Area Plans Review nomination entitled the "Mount Vernon District Campus" that will need to be corrected in order for your submission to be considered complete. These are listed below:

1. On page 1 of the nomination form (page 19) the figures for the total acres and total square feet of the nominated area are missing.
2. Also on page 1 of the nomination form, the Current Plan Map Recommendation is missing.
3. On page 2 of the nomination form (page 20) "item e." the description of what the proposed development would look like is missing.
4. The nomination package is missing a written justification for the nomination.
5. A map of the nominated area (Zoning Map with tax parcels) is missing.

Please submit the missing information outlined above within ten (10) working days of this message, which is Friday, October 30, 2009 by 4:30 PM. Please be advised that your nomination will be rejected from the APR process if the missing information is not submitted by this deadline. If you have any questions, please contact me.

*Aaron Klibaner, AICP  
Planner II  
Planning Division  
Fairfax County Department of Planning & Zoning  
703-324-1232 phone  
703-324-3056 fax  
[Aaron.Klibaner@fairfaxcounty.gov](mailto:Aaron.Klibaner@fairfaxcounty.gov)*

**Klibaner, Aaron K.**

---

**From:** Klibaner, Aaron K.  
**Sent:** Tuesday, October 20, 2009 1:14 PM  
**To:** 'Pat Rea'  
**Cc:** 'FCohn22309@aol.com'; 'Katherine Ward'  
**Subject:** South County APR PC 2009-017 Mt. Vernon District Campus part 2

Dear Mr. Rea:

I apologize I should have caught this earlier, but it appears that there is one more piece of the Mount Vernon District Campus APR nomination that will require some clarification. On the second page of Attachment B, the proposed plan text, in the paragraph that discusses the parcels on the north side of Sherwood Hall Lane that are currently planned for office uses, the third sentence states "Should they give up their business, however, the area should be retained for commercial use in support of the Campus".

Since the third sentence of this paragraph is describing new text that should be added to the Plan for these parcels, the land uses need to be clarified, i.e.- retail, restaurant, hotel and a proposed FAR needs to be given. Typically, neighborhood serving retail falls within the .25 - .35 FAR range. Please clarify this paragraph and submit a new Attachment B for the nomination package.

Thank you,

*Aaron Klibaner, AICP  
Planner II  
Planning Division  
Fairfax County Department of Planning & Zoning  
703-324-1232 phone  
703-324-3056 fax  
[Aaron.Klibaner@fairfaxcounty.gov](mailto:Aaron.Klibaner@fairfaxcounty.gov)*

**Klibaner, Aaron K.**

---

**From:** FCohn22309@aol.com  
**Sent:** Wednesday, October 21, 2009 1:04 PM  
**To:** prea1@cox.net  
**Cc:** Klibaner, Aaron K.; KJWMVCCA@yahoo.com; KSDJr@regentcompany.com; j.byers@cox.net  
**Subject:** Mount Vernon District Campus  
**Attachments:** Attachment B, APR Hosp.doc

Attached is a revised Attachment B to the Mount Vernon District Campus APR. Please note last sentence in first paragraph of second page.  
Frank Cohn

**APR# 09-IV-13MV**  
**Page 16 of 18**

10/21/2009

**FAIRFAX COUNTY COMPREHENSIVE PLAN, AREA IV  
Mount Vernon Planning District  
MV6-Fort Hunt community Planning Sector**

[Pages 149-151]

**RECOMMENDATIONS**

**Land Use**

\* \* \* \* \*

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Transportation recommendations for this sector....