

Beacon Groveton C:K

APR# 09-IV-14MV



Area Plans Review

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: 10-15-09 CBK
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 [x] Lee [] Mason [x] Mount Vernon [] Springfield

Total number of parcels nominated: 53

Total aggregate size of all nominated parcels (in acres and square feet): 75.97 acres 3,309,253 square feet

Is the nomination a Neighborhood Consolidation Proposal? [] Yes [x] No

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

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

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

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

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: Beacon/Groveton CBC (pp. 30-44) is intended to be the focus of the Richmond Highway Corridor.

Beacon Mall is planned for office and retail uses with an option for a high intensity mixed-use redevelopment project.

Groveton redevelopment site is planned for office space with an option for high density residential with office and retail.

b. CURRENT PLAN MAP RECOMMENDATION: Retail and other, alternative uses, OFFICE, RESIDENTIAL 2-3 DW/AC, RESIDENTIAL 3-4 DW/AC

c. CURRENT ZONING DESIGNATION: C2, C6, C8, PRM, various R, C-3, R-2, R-3, R-4

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). Better control stormwater runoff from the Beacon/Groveton CBC, consistent with watershed management plans. See Attachment A.

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 C					

NOMINATION . Achieve better control of stormwater runoff from Beacon/Groveton CBC, consistent with watershed management plans.

Attachment A.

For sub-unit A-1 (p. 40), add:

Consistent with the Policy Plan, Environment Section, objective 2, policy m, recommendations of the Little Hunting Creek Watershed Management Plan for this area should be consulted. A commercial Low Impact Development (LID) demonstration project in this area should be considered.

Add to the list of conditions for increasing FAR:

- Provide mitigation of existing stormwater impacts.

For sub-unit A2 (p. 42), add:

Consistent with the Policy Plan, Environment Section, objective 2, policy m, recommendations of the Little Hunting Creek Watershed Management Plan for this area should be consulted. A commercial Low Impact Development (LID) demonstration project should be considered in Beacon Mall.

Add to the list of conditions for increasing FAR:

- Provide mitigation of existing stormwater impacts.

For land unit B (p. 41), add to the list of conditions for increasing FAR:

- Provide mitigation of existing stormwater impacts.

For land unit C (p. 41), modify the text as follows:

The development plan and architectural design should achieve consolidated access and provide and maintain aesthetically pleasing and effective screening and buffering to adjacent properties, and should achieve better control of stormwater runoff.

For land unit D (p. 42), the following condition for increased FAR in Land Unit D should be modified:

- Creative stormwater management techniques are examined as an alternative to, or in addition to, underground detention facilities

and a condition added:

- Provide mitigation of existing stormwater impacts.

For land unit E (p.43), add to the list of conditions for increasing FAR:

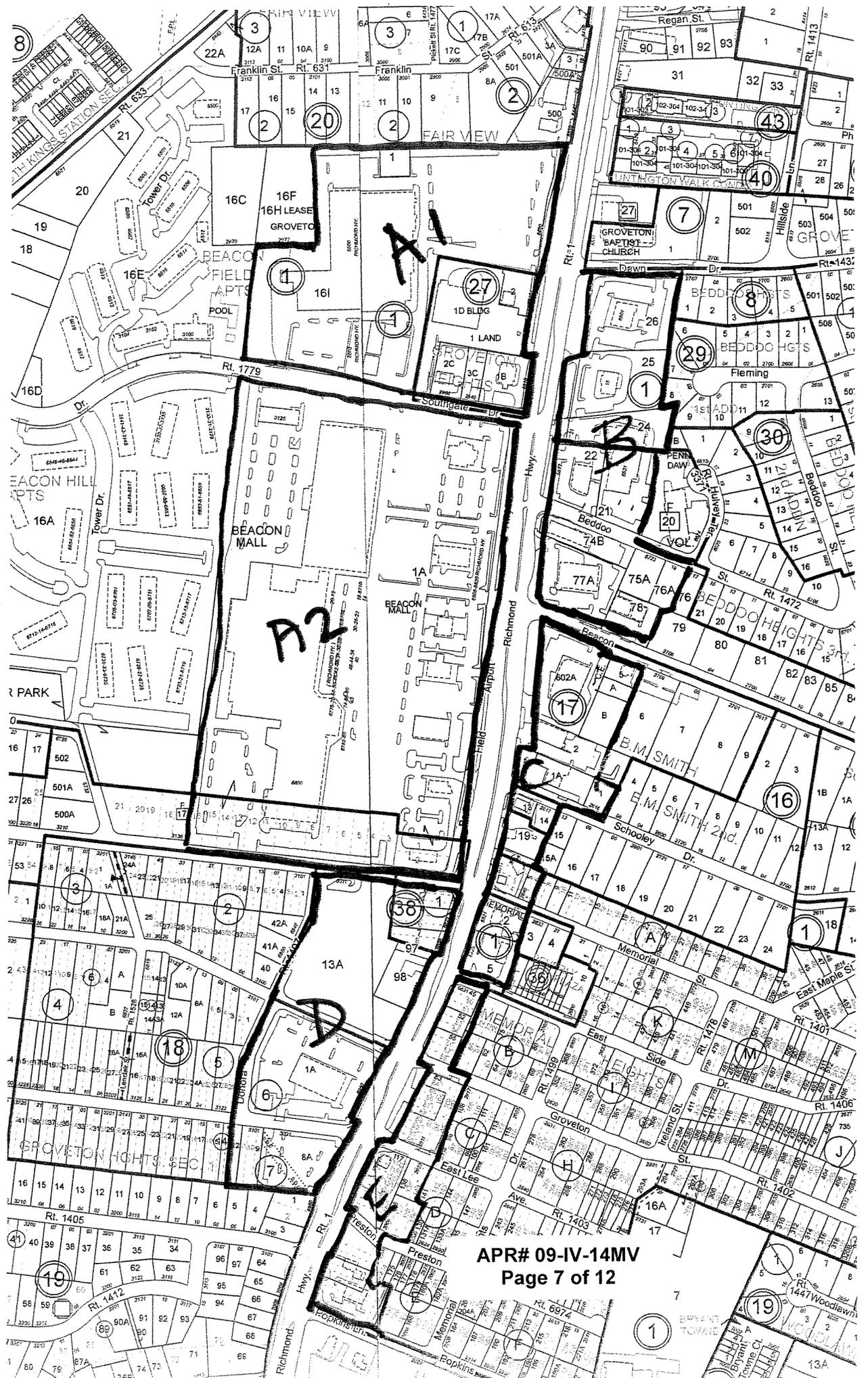
- Provide mitigation of existing stormwater impacts.

ATTACHMENT B. Justification

Modifications are needed to update the Plan to be consistent with the Little Hunting Creek Watershed Plan, adopted by the Board of Supervisors February 2005. Changes and improvements in treatment of stormwater are essential to enable Fairfax County to meet its obligations and commitments to improve the health of the Chesapeake Bay. It is especially critical to implement improvements in the Beacon Hill area, because it is one of the highest points in the metropolitan area and the location of the headwaters of several waterways which have been severely damaged by the high degree of imperviousness and inadequate stormwater controls on Beacon Hill.

The proposed changes would better achieve objective 2, policy k of the Policy Plan, Environment Section, ("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.

Beacon / Groveton CBC



Nomination (Beacon/Groveton CBC) Attachment C. PROPERTY INFORMATION TABLE

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 A1					
0922 01 161 16I	6600 Richmond Hwy	Target Corporation	PO BOX 9456 CARE PROPERTY TAX TPN-0950 MINNEAPOLIS MN 55440 9456	12.36	7009 0820 0000 8630 0304
0931 27 1, 1D	6612 Richmond Hwy	Raport Family LLC	4600 NORTH PARK AV S CHEVY CHASE MD 20815	2.07	7009 0820 0000 8630 0151
0931 27 2	6610 Richmond Hwy	"	"	.36	
0931 27 1B	6618 Richmond Hwy	Mt Vernon National Bank and Trust	BB&T PROPERTY TAX DEPT PO BOX 1290 WINSTON SALEM NC 27102	.74	7009 0820 0000 8630 0144
0931 27 3C	2940 Southgate Dr	"	"	.23	"
0931 27 2C	2950 Southgate Dr	Cather Edward W II	11204 LEE HY SUITE A-2 ATTN E W CATHER T/A SOUTHGATE DR LLC FAIRFAX VA 22030	.39	7009 0820 0000 8630 0168
Land Unit A2					
0931 1 1A	6700 Richmond Hwy	Carolyn R Kohn	7501 WISCONSIN AV SUITE 1500 CARE SAUL CENTER INC BETHESDA MD 20814	32.28	7009 0820 0000 8630 0175
Land Unit B					
0931 1 26	6601 Richmond Hwy	6601 Richmond Hwy LLC	1615 M ST NW SUITE 850 WASHINGTON DC 20036	1.68	7009 0820 0000 8630 0182
0931 1 25	6615 Richmond Hwy	Dipippo Assoc Ltd	1701 RT 70E ATTN FRAN RINNA CHERRY HILL NJ 08034	1.47	7009 0820 0000 8630 0212
0931 1 24	6621 Richmond Hwy	M & K Realty LLC	6621 RICHMOND HY C/O K OR M PAPANICOLAS ALEXANDRIA VA 22306	.90	7009 0820 0000 8630 0205
0931 1 21	6631 Richmond Hwy	"	"	1.00	"
0931 1 22	6677 Richmond Hwy	Beacon Communications	PO BOX 320038 ALEXANDRIA VA 22320	.76	7009 0820 0000 8630 0137
0931 1 74B	6701 Richmond Hwy	PARK YONG G, PARK WON-KI	1338 STOKLEY WAY VIENNA VA 22182	.52	7009 0820 0000 8630 0236
0931 1 75A	6723 Beddoe St	BERRIOS DUSOLINA, BERRIOS JORGE A	6723 BEDDOO ST ALEXANDRIA VA 22306	.35	7009 0820 0000 8630 0199

0931 1 76A	6719 Beddoe St	Carolyn Cordone	6719 BEDDOO ST ALEXANDRIA VA 22306	.25	7009 0820 0000 8630 0366
0931 1 77A	6711 Richmond Hwy	RITE VA1 ADMINISTRATOR, INC TRNVESTORS VA1C	C/O RITE AID CORPORATION P O BOX 3165 HARRISBURG PA 17105	1.38	7009 0820 0000 8630 0113
0931 1 78	2800 Beacon Hill Rd	THOMPSON JOHN P AND, E M MONK TRS	CARE SOUTHLAND CORP P O BOX 711 DALLAS TX 75221	.55	7009 0820 0000 8630 0120
Land Unit C					
0931 17 602A	NA	PACE-BEACON HILL ASSOCIATES LLC,	300 WILMOT RD C/O WALGREEN CO ATTN TAX DEPT DEERFIELD IL 60015	1.51	7009 0820 0000 8630 0229
0931 17 5, A, B	2801 Beacon Hill	PETERMAN GAIL CASE TR,	8204 GREENTREE MANOR LA FAIRFAX STATION VA	.70	7009 0820 0000 8630 0243
0931 17 2	6733 Richmond Hwy	SMOLINSKI DONALD E, SMOLINSKI MARY R	9405 A LIVINGSTON RD FT WASHINGTON MD 20744	.88	7009 0820 0000 8630 0267
0931 17 1	2816 Schooley Dr	DEVERS ESTHER S,	2816 SCHOOLEY DR ALEXANDRIA VA 22306	.21	7009 0820 0000 8630 0250
0931 17 1A	6737 Richmond Hwy	JUNG KYUNG LLC,	6737 RICHMOND HY ALEXANDRIA VA 22306	.64	7009 0820 0000 8630 0274
0931 16 13	6801 Richmond Hwy	VERMILLION SEAN,	8412 CROWN PL ALEXANDRIA VA 22308	.11	7009 0820 0000 8630 0281
0931 16 14	2817 Schooley Dr	"	"	.16	"
0931 01 19	6809 Richmond Hwy	"	"	.40	"
0931 18A 5	2817 Schooley Dr	"	"	.16	"
0931 18A 1	6817 Richmond Hwy	Kim Hong K, Kim Jung J	5229 POMMEROY DR FAIRFAX VA 22032	.36	7009 0820 0000 8630 0298
0931 01 2	6821 Richmond Hwy	Pagett, Edward and Cherie	Pagett Real Estate 6821 Richmond Hwy 22306	.34	7009 0820 0000 8630 0335
0931 01 5	6825 Richmond Hwy	Lees Gas Real Estate Partnership	6825 Richmond Hwy Alexandria 22306	.57	7009 0820 0000 8630 0359
Land unit D					
0931 3801 1	6818 Richmond Hwy	MDP Groveton LLC	9232 Forest Haven Dr Alexandria 22309	.32	7009 0820 0000 8630 0373
0931 3801 4	6822	"	"	.30	"
0931 3801 7	6828	"	"	.23	"
0931 01 97	NA	"	"	.07	"
0931 01 98	6832 Richmond Hwy	"	"	.50	"
0931 01 13A	2999 Memorial St	"	"	3.18	"
0922 1806 1A	6910 Richmond Hwy	Normandy Richmond Hwy LLC	67 Park Pl E 1776 On the Green 8 th fl Morristown NJ 07960	2.67	7009 0820 0000 8630 0403

0922 1807 8A	3091 Clayborne Pl	"	"	1.07	7009 0820 0000 8630 0403
Land Unit E					
0931 18B 49	6831 Richmond Hwy	Koohkan Mohammed	6835 Richmond Hwy	.15	7009 0080 0002 2475 6253
0931 18B 52	6835 Richmond Hwy	"	"	.19	
0931 18B 55	NA	Irmusa Jamshid	1903 Great Falls St McLean 22101	.23	7009 0820 0000 8630 0311
0931 18C 83	6911 Richmond Hwy	DPB Properties	c/o Robert Elliott 6911 Richmond Hwy ste 300 Alexandria 22306	.79	7009 0820 0000 8630 0342
* 0931 18D 117	6925 Richmond Hwy	First Horizon Home Loans	12150 Monument Dr Suite 500 Fairfax 22033	.72	7009 0820 0000 8630 0380
* 0931 18D 138	2923 Lee	"	4000 Horizon Wy Suite 150 Attn Jennifer Jones Irving TX 75063	.22	//
* 0931 18D 126	3008 Preston	"	12150 Monument Dr Suite 500 Fairfax 22033	.30	//
0931 18E 150	NA	Ahmad Zabeulah	3003 Preston Alexandria 22306	.27	7009 0820 0000 8630 0397
0931 18E 153	6951 Richmond Hwy	Park Dae Young	6951 Richmond Hwy Alexandria 22306	.24	7009 0820 0000 8630 0410
0931 18E 156	6969 Richmond Hwy	Bodnar Real Estate	6969 Richmond Hwy Alexandria 22303	.56	7009 0080 0002 2475 6208

* Memorial Venture LLC
1200 Chadwick Ave.
Alexandria, VA 22308

corrected 10/13

Rybold, Kimberly M.

From: Patrick Rea [prea1@cox.net]
Sent: Monday, October 19, 2009 11:36 AM
To: Rybold, Kimberly M.
Cc: Betsy Martin; katherine ward
Subject: Re: 2009-2010 South County APR Nomination PC 2009-021
Categories: SC APR

Dear Ms. Rybold - We accept your clarifications of Part 4b and Part 4c, below. We will send notification letters to the property owners that you have identified.

Patrick Rea
703-385-3322

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

From: Rybold, Kimberly M.
To: Prea1@cox.net
Cc: Remer, Christopher B.
Sent: Monday, October 19, 2009 10:35 AM
Subject: 2009-2010 South County APR Nomination PC 2009-021

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

RE: South County APR Nomination: 75.97 acres in the Beacon/Groveton 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 2009-021, 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 3: Property Information Table, you have identified 50 parcels within the nominated area. This nomination refers to an areawide recommendation for the Beacon/Groveton CBC, yet there are 3 parcels in the CBC missing from the nomination form. These parcels, tax map numbers 93-1 ((1)) 1, 92-2 ((18)) (7) 9, and 93-1 ((18D)) 130, should also be included since they are a part of the current recommendation area. The owners of these three parcels must be sent written notice of the nomination by certified mail in accordance with the guidance set forth in the *2009-2010 South County Area Plans Review Guide*. Inclusion of these parcels results in 53 nominated parcels totaling 75.97 acres in size, or 3,309,253 square feet.
- In Part 4b: Current Plan Map Recommendation, you have indicated that the subject property is designated retail and other and alternative uses. Additionally, other portions of the nominated area are designated for residential use at 2-3 du/ac, residential use at 3-4 du/ac, and office.

- In Part 4c: Current Zoning Designation, you have listed C-2, C-6, C-8, PRM, and various R as the applicable zoning designations. Additionally, other portions of the nominated area are zoned C-3, R-2, R-3, and R-4.

Please respond to this email and indicate that you wish to accept the suggested clarifications as suggested Part 4b and Part 4c, and provide the additional information requested for Part 3. Please include certified mail receipt numbers for each additional parcel with your response.

Please confirm that this is your understanding as soon as possible. Failure to do so by November 2, 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)