



North Gateway APR# 09-IV-15MV nd nit

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: 703-358-3322
Address: 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: 10-7-09 coe
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: 5

Total aggregate size of all nominated parcels (in acres and square feet): 2.52 acres 109,789 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: North Gateway A-2 sub-unit attachment 1 edition 2007, Comp Plan area IV page 32-33

b. CURRENT PLAN MAP RECOMMENDATION: retail and other

c. CURRENT ZONING DESIGNATION: C-8 APR# 09-IV-15MV

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). attachment 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?) attachment 3 vision statement

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: 2.0 TOTAL Gross Square Feet: 219,578

Categories	Percent of Total FAR	Square feet
Office	90 %	197,620
Retail	10%	21,957
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
<b>TOTAL</b>	<b>100%</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
0833 01 0070	5938 Richmond Hwy	Common Wealth of VA	3975 Ridge Dr Fairfax, VA 22033	.247	7008 1300 0000 5167 6945
0833 01 0069	5828 Richmond Hwy	Common Wealth of VA	3975 Ridge Dr Fairfax, VA 22033	.816	ll ll ll ll ll
* 0833 01 0069A		Sun Trust Bank	919 E Main St Richmond VA 23219	.119	7008 1300 0000 5167 6952
* 0833 01 0067A	5922 Richmond Hwy	Sun Trust Bank	919 E. Main St Richmond VA 23219	.528	ll ll ll ll ll
0834 01 002	5916 Richmond Hwy	Blunts Motel Inc.	5916 Richmond Hwy 22303	.810	7008 1300 0000 5167 6969

\* Inland American St. Portfolio IV LLC  
 2901 Butterfield Rd.  
 Oak Brook, IL 60523  
 Corrected 10-7-09

**Attachment # 1**

**CURRENT COMP PLAN LANGUAGE  
North Gateway Sub Unit –A-2**

**Sub-unit A-2**

The redevelopment of the "island" formed by Richmond Highway and Old Richmond Highway would enhance the "gateway" character of this area and should be encouraged. Consolidation of all parcels within this "island" and redevelopment of this area with neighborhood-serving retail use up to .25 FAR is recommended. Building orientation should be to Richmond Highway but access should be to Old Richmond Highway.

As an option, if Sub-unit A-2 is fully consolidated and included in a unified mixed-use development plan with Sub-unit A-1, then Sub-unit A-2 may be appropriate for mixed-use development up to 1.0 FAR. In addition to meeting the same conditions stated in the land use recommendation for Sub-unit A-1, as part of this mixed-use development, Old Richmond Highway should be vacated and access should be provided from Richmond Highway.

Attachment # 2

RECOMMENDED COMPREHENSIVE PLAN LANGUAGE

North Gateway Sub Unit -A-2

APR 2009-2010

Interim land uses for the land units located at North Gateway CBC are not appropriate because they may delay achievement of the overall desired redevelopment goals.

Except where specifically excluded for North Gateway CBC, in cases where desired consolidation with other parcels is not feasible, consider interim land uses which result in significant public benefits, improvements in circulation or access, parking, landscaping, site design or building design and that provide public benefits which outweigh any adverse effects of the change in use.

**Sub-unit A-2**

The redevelopment of the "island" formed by Richmond Highway and Old Richmond Highway would enhance the "gateway" character of this area and should be encouraged. Consolidation of all parcels within this "island" and redevelopment of this area with neighborhood-serving retail use up to .25 FAR is recommended. Building orientation should be to Richmond Highway ~~but access should be to Old Richmond Highway~~, with The Old Mount Vernon Highway being vacated and access provided off of Huntington Avenue.

As an option, if Sub-unit A-2 is ~~fully~~ substantially consolidated and included in a unified mixed-use office, hotel, table service dining and retail development plan with Sub-unit A-1, then the combined total FAR of both Sub-unit A-1 and A-2 can obtain an FAR of 2.0

In addition to meeting the same conditions stated in the land use recommendation for Sub-unit A-1, as part of this mixed- ~~functional-use~~ office, hotel, dining and retail development.

Old Richmond Highway should be vacated and access to parcel the old A-2 portion of this consolidated development should be provided from Richmond Highway Huntington Ave.

**Attachment # 3**

**NORTH GATEWAY CBC and SURROUNDS**

**VISION and JUSTIFICATION**

North Gateway CBC is located at the entrance to the Richmond Highway Corridor at the Woodrow Wilson Bridge and at Fairfax County and City of Alexandria line. It lies in a prominent position at the northern most end of Richmond Highway in Fairfax County's Mount Vernon District. As such it should offer a major presence for the Mount Vernon District's commercial and retail corridor.

Its close proximity to existing high end residential areas, the Potomac River, Cameron Run and Huntington Metro offers it a perfect location to act as the "Gateway" to Mount Vernon District.

It is envisioned that this CBC and its surrounding neighborhoods along Huntington Ave and within the CBC itself, would consist of mixed-use high-rise residences, town-homes (rental and ownership), corporate offices, neighborhood-serving offices and retail as well as quality table service restaurants and cafes and a full service hotel. This area should also offer a visitors center that provides information about the historic nature/locations of the Mount Vernon District and locations along the Richmond Highway.

Furthermore, the proximity to Cameron Run and the Potomac River would allow for well designed inviting urban open spaces and plazas and walking and biking paths suitable for human activity. Cameron Run and its associated RPA should be restored to an environmentally successful habitat.

Structured parking should be provided along with shuttle/bus access to the Metro.

The redesigned areas of A-1, A-2, B-1 and B-2 should ensure that traffic congestion onto Richmond Highway and Huntington Ave would not fall below level of service D. An integrated and well designed internal pedestrian and auto traffic movement plan/circulation pattern that ensures the auto and the pedestrian do not mingle in an unsafe and unfriendly manner will be essential. Walking and biking will be encouraged throughout the CBC and to the Huntington Metro station approximately ½ mile away.

While this complex is slightly over the current ½ mile distance approved by the BOS for a transit oriented development it is felt that the circumstances have changed and a distance of over ½ mile is not unreasonable for pedestrians or bikers to travel to reach a metro station.

Side walks are available and additional BRAC approved developments offer a comfortable safe urban environment conducive to walking or biking to a metro station. It is highly recommend that the BOS reconsider its current police regarding what constitutes a transit oriented development.

To encourage non-motorized movement to and from the metro it is important that the sidewalks along Huntington Ave be improved so that bikers and walkers can easily move together in a safe manner. Secure bike parking at the Metro and at the offices in the CBC should be provided. Furthermore, sidewalk lighting along Huntington Avenue is a must.

The urban and integrated design should take into consideration the vistas towards MD and DC as well as along the Cameron Run. Developers of both sides of the highway A-1, A-2 and B-1 and B-2 should take this collaborative integrated vision into mind when planning their segments of this CBC.

LEED Silver or above in all categories is desired by the citizens of the Mount Vernon District.

A prominent Gateway feature should be located within this CBC on the Richmond Highway side and perhaps at the B-2 sub-unit. It is envisioned that sub-unit B-2 could be transformed into an open space consisting of a grove of trees honoring the Districts historic heritage. While we are not nominating land units B-1 or B-2 at this time it is hoped that our vision will prompt the land owners of these parcels to embrace this vision, work with the MVCCA, and make nominations on their own.

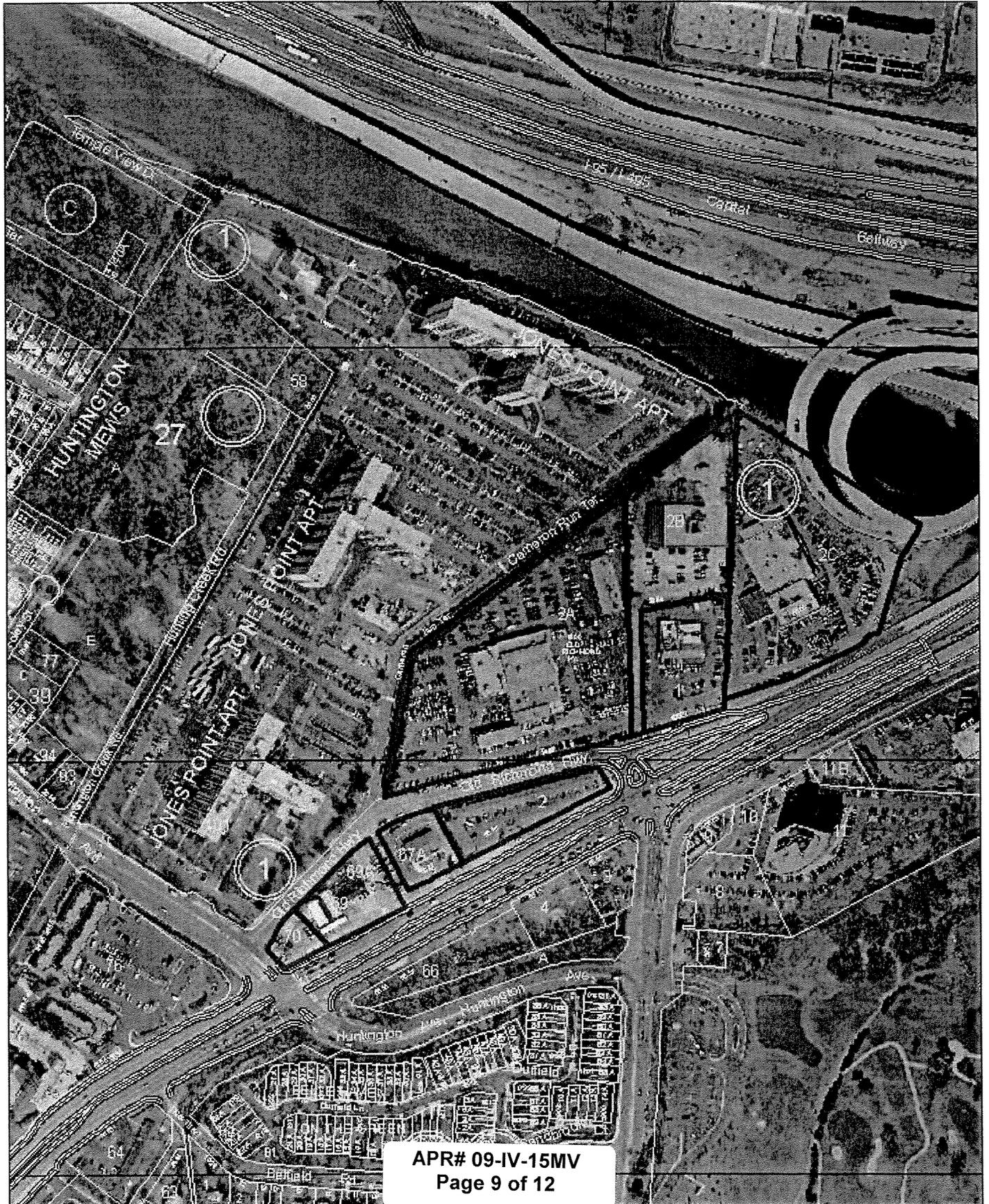
The development rights for sub-unit B-2 can be transferred to B-1 as needed.

Additionally, the sidewalk/path along Ft Hunt Rd should be completed in order to give safe and complete pedestrian access from the neighboring communities to the south along Ft Hunt Rd to the North Gateway CBC.

Land Unit A-3 will be the focal point of the residential aspects of this community.

The rehabilitation and improvements envisioned for these two land units will have a major positive impact on the surroundings stable communities ensuring that they do not become degraded.

# North Gateway Community Business Center



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Page 9 of 12



0 225 450 900  
Feet



**Cerdeira, Lilian**

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**From:** Mason, Lindsay A.  
**Sent:** Tuesday, October 13, 2009 3:08 PM  
**To:** 'Prea1@cox.net'  
**Cc:** Mason, Lindsay A.; Cerdeira, Lilian; Gardner, Marianne  
**Subject:** APR Nomination PC 2009-022; North Gateway, Subunit A-2

Patrick Rea  
P.O. Box 203  
Mount Vernon, VA 22121

**RE: APR Nomination PC 2009-022; North Gateway, Subunit A-2**

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 2009-2010 South County APR Nomination PC-2009-022 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 *Guide to the 2009-2010 South County Area Plans Review* and have the following point of clarification:

- In Part 4(g) of your nomination form you list only Office and Retail uses in the table. However, as shown in Attachment #2, the recommended Comprehensive Plan Language would allow office, hotel, table service dining and retail uses at the option level. In order to properly evaluate the impacts of all of these proposed uses, please provide an estimated square footage or percentage of each use that would be permitted.

**Failure to provide this information to the Department of Planning and Zoning by October 26, 2009, will 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 [Lindsay.mason@fairfaxcounty.gov](mailto:Lindsay.mason@fairfaxcounty.gov).

Sincerely,

*Lindsay A. Mason*  
Fairfax County Department of Planning & Zoning  
12055 Government Center Pkwy., Suite 730  
Fairfax, VA 22035  
703.324.1382  
(fax) 703-324-3056

**APR# 09-IV-15MV**  
**Page 10 of 12**

10/14/2009

**Cerdeira, Lilian**

**From:** Mason, Lindsay A.  
**Sent:** Thursday, October 22, 2009 11:43 AM  
**To:** Cerdeira, Lilian  
**Subject:** FW: APR Nomination PC 2009-022; North Gateway, Subunit A-2

---

**From:** Patrick Rea [mailto:prea1@cox.net]  
**Sent:** Thursday, October 22, 2009 11:10 AM  
**To:** Mason, Lindsay A.  
**Cc:** Kahan Dhillon; katherine ward  
**Subject:** Re: APR Nomination PC 2009-022; North Gateway, Subunit A-2

Lindsay -

Ref 2009-022 (A-2) and 2009-023 (A-1)- These units are related to each other.

1. The hotel space is intended for A-1 land unit.
2. Ref. land unit A-1 and land unit A-2 division of the retail space is intended to be:
  - A-1: 33,307 table service dining  
33,307 retail shops
  - A-2: 11,000- table service dining  
10,000- retail shops

These, of course, are approximate and the economic development will dictate the realities of the divisions, but the MVCCA feels this area is an excellent location for dining, office and full service hotel.

The dining will support the employees in the offices and the hotel guests in land unit A-1 as well as the guests in the hotel on land unit B-1 across the street. The neighbors in and around the area of North Gateway are also very excited about having dining other than fast food within walking distance of their homes.

Patrick Rea  
703-385-3322

----- Original Message -----  
**From:** [Mason, Lindsay A.](mailto:Mason, Lindsay A.)  
**To:** [Prea1@cox.net](mailto:Prea1@cox.net)  
**Cc:** [Mason, Lindsay A.](mailto:Mason, Lindsay A.) ; [Cerdeira, Lilian](mailto:Cerdeira, Lilian) ; [Gardner, Marianne](mailto:Gardner, Marianne)  
**Sent:** Tuesday, October 13, 2009 3:08 PM  
**Subject:** APR Nomination PC 2009-022; North Gateway, Subunit A-2

Patrick Rea  
P.O. Box 203  
Mount Vernon, VA 22121

RE: APR Nomination PC 2009-022; North Gateway, Subunit A-2

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**APR# 09-IV-15MV**  
**Page 11 of 12**

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Sincerely,

*Lindsay A. Mason*

Fairfax County Department of Planning & Zoning  
12055 Government Center Pkwy., Suite 730  
Fairfax, VA 22035  
703.324.1382  
(fax) 703-324-3056