

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: Huntington Metro, LLC Daytime Phone: 703-245-9950
 Address: c/o Stout and Teague 6862 Elm Street Suite 650
McLean, VA 22101
 Nominator E-mail Address: nteague@stoutandteague.com
 Signature of Nominator (NOTE: There can be only one nominator per nomination):
G. Neel Teague

THIS BOX FOR STAFF USE ONLY	
Date Received:	<u>9/16/09</u>
Date Accepted:	<u>10-9-09 car</u>
Planning District:	<u>MV</u>
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.)

G. Neel Teague

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
G. Neel Teague, Vice President of Stout and Teague Co, Manager, Huntington Metro, LLC

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): Braddock Lee Mason Mount Vernon Springfield
 Total number of parcels nominated: 55
 Total aggregate size of all nominated parcels (in acres and square feet): 58.12 acres 2,531,707 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 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/dpz/) for your citation. It is the most current version: Fairfax County Comprehensive Plan, 2007 Edition, Amended through 8-3-2009, Mt. Vernon
Land Units E & F Page 95. Planned for public facilities, office, multi-use, high-density residential, open space with 200 ft height limit. Mix-use 250,000 sf office; 30,000 sf retail; 400 DU; 200 room hotel or 250 DU
- b. CURRENT PLAN MAP RECOMMENDATION: Public facilities, office
- c. CURRENT ZONING DESIGNATION: PRM (Planned Residential Mixed-Use)

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). Increase maximum number of dwelling units by 200. Attachment B provides proposed change to existing plan text.

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?) Same as existing plan. See Attachment C/Justification 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: 0.578 TOTAL Gross Square Feet: 1,465,090

Categories	Percent of Total FAR	Square feet
Office	17.06%	250,000
Retail	1.71%	25,000
Public Facility, Govt & Institutional	.34%	5,000
Private Recreation/Open Space	N/A	N/A
Industrial	0%	0
Residential*	80.9%	1,185,090
TOTAL	100%	1,465,090

*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	0	0	0
Townhouse	48	2,000	99,570
Low-Rise Multifamily (1-4 stories)	421	1,363	573,870
Mid-Rise Multifamily (5-8 stories)	0	0	0
High-Rise Multifamily (9 + stories)	379	1,350	511,650
TOTAL:	848		1,185,090

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. (Attachment C/Justification Statement)
- 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

- 142,000 gross square feet of retail space;
- 1,214 dwelling units; and
- 200-room hotel with conference facilities or an additional 250 dwelling units.

(Land Units E and F) The WMATA Property

The 60-acre WMATA property is occupied by the Huntington Metro Station and associated parking facilities and Mount Eagle Park. There is also a privately-owned parcel associated with the WMATA property; Parcel 83-1((7))1A is a .34-acre lot along North Kings Highway planned for office use.

The portion of Land Unit E which is occupied by the Metro station, the parking garage, and the parking lot along Huntington Avenue is planned for public facilities. Air rights development over the station and the parking facilities may have long-term potential. For this 35-acre area south of the station, the following mix of uses is recommended within the maximum levels shown:

- 250,000 gross square feet of office space;
- 30,000 gross square feet of retail space;
- 400 dwelling units; and
- 200-room hotel with conference facilities or 250 additional dwelling units.

In addition, the following uses should be incorporated into this development:

- The existing 900+ space Metro surface parking lot should be reconfigured into an on-site underground or above-ground facility up to six stories. Adequate buffering and landscaping around the parking structure should be provided adjacent to nearby neighborhoods;
- Approximately 9 to 12 acres of the WMATA property should be dedicated to Fairfax County for Mount Eagle Park in order to provide needed park facilities in this high density area and to buffer Metro-related development from the existing community. The development of both passive and active recreation facilities is suggested; and

The development of the WMATA property should be in accordance with the urban design concept plan shown in Figures 24, 25 and 26. The commercial uses, including the optional hotel, should be clustered around a public plaza near the Metro station and North Kings Highway. Residential use should be located east and south of this cluster to provide a transition to surrounding residential development. As shown in Figure 26, Mount Eagle Park and/or open space should be accessible to, and provide buffering for, the Huntington community, the high-rise residential projects located east of the WMATA property, and the Fairhaven community.

In order to develop except at the base level, all the applicable general development criteria listed for all sites in the Transit Development Area should be satisfied, except that in lieu of criterion #6, affordable housing should be provided in accordance with the County's

ATTACHMENT B - PROPOSED PLAN TEXT

- 142,000 gross square feet of retail space;
- 1,214 dwelling units; and
- 200-room hotel with conference facilities or an additional 250 dwelling units.

(Land Units E and F) The WMATA Property

The 60-acre WMATA property is occupied by the Huntington Metro Station and associated parking facilities and Mount Eagle Park. There is also a privately-owned parcel associated with the WMATA property; Parcel 83-1((7))1A is a .34-acre lot along North Kings Highway planned for office use.

The portion of Land Unit E which is occupied by the Metro station, the parking garage, and the parking lot along Huntington Avenue is planned for public facilities. Air rights development over the station and the parking facilities may have long-term potential. For this 35-acre area south of the station, the following mix of uses is recommended within the maximum levels shown:

- 250,000 gross square feet of office space;
- 30,000 gross square feet of retail space;
- ~~400~~⁶⁰⁰ dwelling units; and
- 200-room hotel with conference facilities or 250 additional dwelling units.

In addition, the following uses should be incorporated into this development:

- The existing 900⁺ space Metro surface parking lot should be reconfigured into an on-site underground or above-ground facility up to six stories. Adequate buffering and landscaping around the parking structure should be provided adjacent to nearby neighborhoods;
- Approximately 9 to 12 acres of the WMATA property should be dedicated to Fairfax County for Mount Eagle Park in order to provide needed park facilities in this high density area and to buffer Metro-related development from the existing community. The development of both passive and active recreation facilities is suggested; and

The development of the WMATA property should be in accordance with the urban design concept plan shown in Figures 24, 25 and 26. The commercial uses, including the optional hotel, should be clustered around a public plaza near the Metro station and North Kings Highway. Residential use should be located east and south of this cluster to provide a transition to surrounding residential development. As shown in Figure 26, Mount Eagle Park and/or open space should be accessible to, and provide buffering for, the Huntington community, the high-rise residential projects located east of the WMATA property, and the Fairhaven community.

In order to develop except at the base level, all the applicable general development criteria listed for all sites in the Transit Development Area should be satisfied, except that in lieu of criterion #6, affordable housing should be provided in accordance with the County's

ATTACHMENT C

Justification Statement for APR Nomination by Huntington Metro, LLC

Huntington Metro LLC is the originator and master developer for the joint development project with WMATA at the Huntington Metro Station. The Huntington Metro project was the first to be approved under then-new PRM zone in 2000 (RZ 2000-MV-046) and, even though it predates Fairfax County's TOD guidelines, the project is consistent with the principles enumerated in those guidelines.

The Huntington Metro project is being developed in phases. Phases already completed: expanded WMATA parking in new 1500-car garage; reconfigured access to Metro parking; public plaza; and townhouses. Phases underway: mid-rise residential units; interior road network; Mt. Eagle Park improvements. Future phases: Mt. Eagle Park dedication, retail, high-rise residential, office, and relocation of the Transit Police facility.

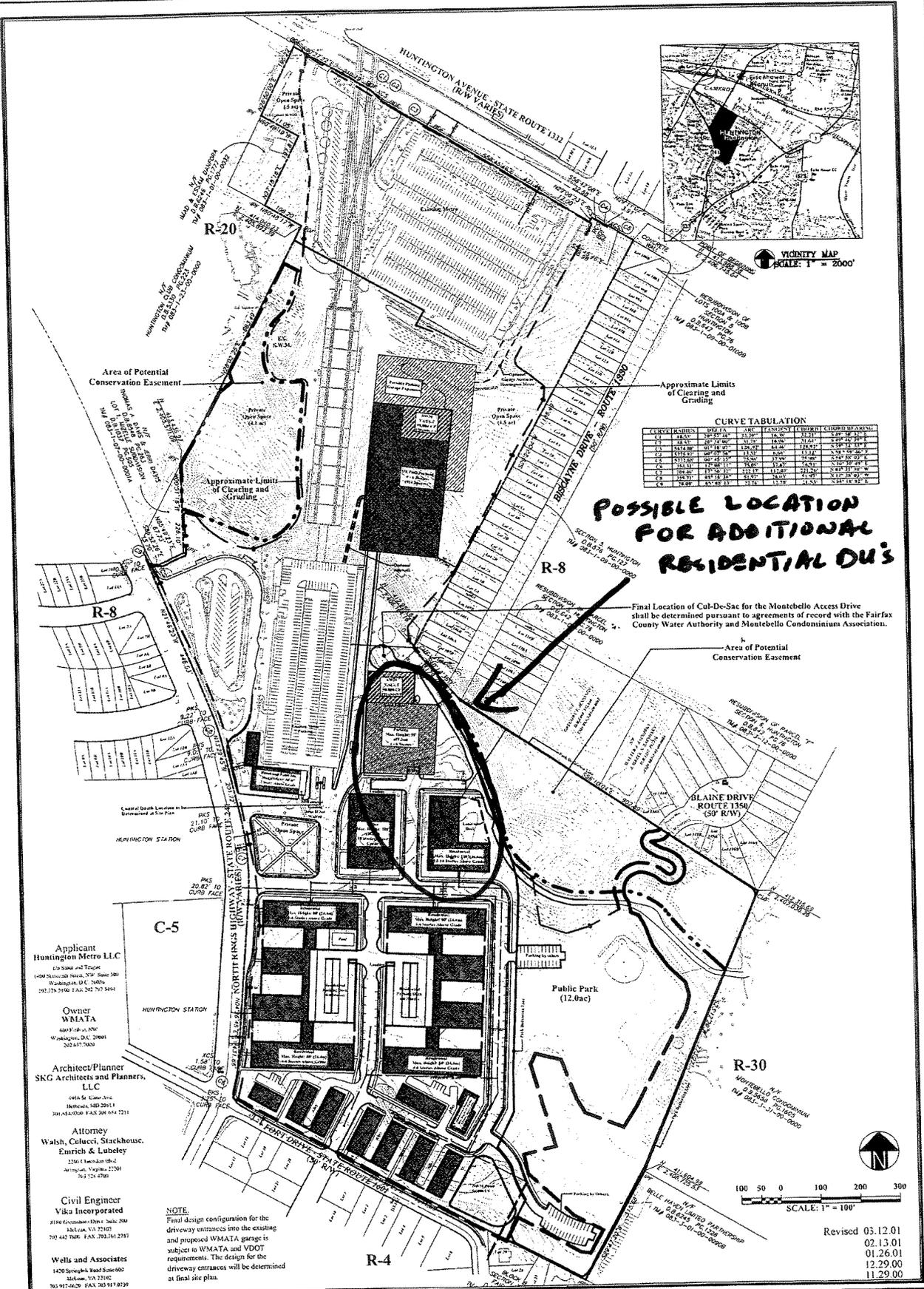
The approved PRM zoning for the Huntington Metro project fully utilizes the allowable densities under the Comprehensive Plan for the 58-acre site yet is only at 0.53 FAR. This nomination would increase the maximum FAR on the site to 0.58, still on the low end for TOD projects. The plan nomination calls for the additional residential units to be placed in high-rise structures within the 200-foot height ring called for in the Comprehensive Plan, and is generally consistent with plan recommendations for placement of building and interior circulation. Considering only the parcels designated for high-rise development in the approved zoning plan, the current FAR (office, residential, and retail) is 1.56. With the proposed increase in number of residential units, the proposed FAR in the high-rise parcels would increase to 2.31.

The attached mark-up of the approved Final Development Plan for the site shows the general area where additional residential units could be provided within the context of the existing/approved site circulation with excellent proximity to the Metro platform.

The Plan cites 10 criteria for development in the Transit Development Area. The proposed change in the Comprehensive Plan would better achieve the Plan objectives for the following criteria:

2. Proffer of a development plan that provides high quality site design, streetscaping, urban design and development amenities. The potential for additional residential units will allow for a higher level of amenities and design due to economies of scale from more units. It will also allow the potential for more diverse offerings to different market segments (e.g. seniors, workforce housing, etc.)

5. Provision of energy conservation features that will benefit future residents of the development. The provision of additional residential units within close walking distance at a terminal station of Metro with multiple bus lines will add ridership to Metro and bus transit without increasing daily work or other trips or demand for commuter parking. Also, additional units will result in economies of scale that can be invested in better energy and environmental features for the buildings.



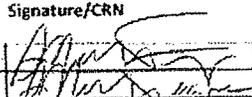
Huntington Metro
Conceptual Development Plan/Final Development Plan

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NO. 100-01 DATE 08.22.00

South County APR Nomination
Property Information Table
Huntington Metro, LLC

Tax Map Number	Street Address of Parcel	Property Owner	Owner's mailing address	Parcel Size/Acre	Signature/CRN
0833 01 0088A	N/A	Huntington Metro LLC	6852 Elm St Suite 650 McLean, VA 22101	12.72	
0833 01 0088C2	N/A	Huntington Metro LLC	6852 Elm St Suite 650 McLean, VA 22101	2.83	
0833 01 0088D	N/A	WMATA	600 5th St NW Washington, DC 20001	4.71	7009-0080-0002-2439-1983
0831 01 0017E	N/A	WMATA	600 5th St NW Washington, DC 20001	24.5	7009-0080-0002-2439-1966
0833 38 B	N/A	Home Properties Huntington Metro LLC	850 Clinton Sq Rochester, NY 14604	3.93	7009-0080-0002-2439-1461
0833 01 0088C1	N/A	Home Properties Huntington Metro LLC	850 Clinton Sq Rochester, NY 14604	4.27	7009-0080-0002-2439-1454
0833 38 A1	N/A	Pavilions at Huntington Metro, Community Asso.	ATTN DAVID SAULTER 10600 ARROWHEAD DR Fairfax, VA 22030	3.0076	7009-0080-0002-2439-1478
0833 38 0001	2475 Huntington Park Dr	Tamimi A. Ayoub	2475 Huntington Park Dr Alexandria, VA 22303	0.0334	7009-0080-0002-2439-1485
0833 38 0002	2473 Huntington Park Dr	Donald G. Crawford	2473 Huntington Park Dr Alexandria VA 22303	0.0262	7009-0080-0002-2439-1492
0833 38 0005	2471 Huntington Park Dr	Christian F. M Curry	2471 Huntington Park Dr Alexandria VA 22303	0.0334	7009-0080-0002-2473-1508
0833 38 0004A	2469 Huntington Park Dr	Robert W. Orr	2469 Huntington Park Dr Alexandria, VA 22303	0.0306	7009-0820-0000-4273-2651
0833 38 0005A	2467 Huntington Park Dr	SOMD Investments LLC	2467 Huntington Park Dr Alexandria, VA 22303	0.0237	7009-0080-0002-2439-1089
0833 38 0006	2465 Huntington Park Dr	Guang Yu	2465 Huntington Park Dr Alexandria, VA 22303	0.025	7009-0080-0002-2439-1096
0833 38 0007A	2463 Huntington Park Dr	David W. Warner	2463 Huntington Park Dr Alexandria, VA 22303	0.0237	7009-0080-0002-2439-1645
0833 38 0008A	2461 Huntington Park Dr	Reginald Rampaul	2461 Huntington Park Dr Alexandria, VA 22303	0.0306	7009-0080-0002-2439-1119
0833 38 0021A	2451 Huntington Park Dr	Yung Ni Living Trust 01Jan08	2451 Huntington Park Dr Alexandria, VA 22303	0.0306	7009-0080-0002-2439-1126
0833 38 0022	2449 Huntington Park Dr	Joseph F. Heath	2449 Huntington Park Dr Alexandria, VA 22303	0.0257	7009-0080-0002-2439-1133
0833 38 0023	2447 Huntington Park Dr	Lois M. Delaney Tr	128 N Fayette St Alexandria, VA 22314	0.0257	7009-0080-0002-2439-1140
0833 38 0024	2445 Huntington Park Dr	Walter M. Knox II	7129 Huntley Creek Pl Unit 52 Alexandria, VA 22306	0.0257	7009-0080-0002-2439-1638
0833 38 0025	2443 Huntington Park Dr	Michael John Sears	2443 Huntington Park Dr Alexandria, VA 22303	0.0257	7009-0080-0002-2439-1164
0833 38 0026A	2441 Huntington Park Dr	Kimberly D. Thompson	2441 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0306	7009-0080-0002-2439-1171
0833 38 0027A	2421 Huntington Park Dr	Ian Glander	2421 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0306	7009-0080-0002-2439-1188
0833 38 0028	2423 Huntington Park Dr	Michael K. Scherzer	2423 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0257	7009-0080-0002-2439-1195
0833 38 0029	2425 Huntington Park Dr	Daniel X. Franklin	2425 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0257	7009-0080-0002-2439-1201
0833 38 0030	2427 Huntington Park Dr	Ari H. Friedman	2427 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0257	7009-0080-0002-2439-1218
0833 38 0031	2429 Huntington Park Dr	Rafael Estrada	2429 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0257	7009-0080-0002-2439-1225
0833 38 0032A	2431 Huntington Park Dr	Kohstany A. Shah	2431 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0306	7009-0080-0002-2439-1232
0833 38 0033A	2419 Huntington Park Dr	Robert Eddy	2419 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0306	7009-0080-0002-2439-1249
0833 38 0034	2417 Huntington Park Dr	Kevin Bae	2417 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0257	7009-0080-0002-2439-1256
0833 38 0035	2415 Huntington Park Dr	Joseph Heath	6501 PRINCETON DR ALEXANDRIA, VA 22307	0.0257	7009-0080-0002-2439-1263
0833 38 0036	2413 Huntington Park Dr	Ronald D. Conte	2413 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0257	7009-0080-0002-2439-1270
0833 38 0037	2411 Huntington Park Dr	Elmer M. Chao	2411 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0257	7009-0080-0002-2439-1287
0833 38 0038A	2409 Huntington Park Dr	Arthur J. Morrison	PO BOX 222164 WEST PALM BEACH, FL 33422	0.0306	7009-0080-0002-2439-1782
0833 38 0039	2408 Huntington Park Dr	Earl R. Brown	2408 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0492	7009-0080-0002-2439-1621
0833 38 0040	2406 Huntington Park Dr	Melinda L. Carginan	2406 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0356	7009-0080-0002-2439-1614
0833 38 0041	2404 Huntington Park Dr	Chris A. Davis	13514 STARGAZER TE CENTREVILLE, VA 20120	0.0356	7009-0080-0002-2439-1829
0833 38 0042	2402 Huntington Park Dr	Edward P. Majca	6853 ROLLING CREEK WY ALEXANDRIA, VA 22315	0.0356	7009-0080-0002-2439-1843
0833 38 0043	2400 Huntington Park Dr	David A. Neumann	2400 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0492	7009-0080-0002-2439-1850
0833 38 0044	2432 Huntington Park Dr	Norman L. Murray Jr	2432 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0492	7009-0080-0002-2439-1867
0833 38 0045	2434 Huntington Park Dr	Robert H. Kay	901 GEORGETOWN RIDGE CT MCLEAN, VA 22102	0.0356	7009-0080-0002-2439-1874
0833 38 0046	2436 Huntington Park Dr	Carolann Williams	2436 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0356	7009-0080-0002-2439-1881

South County APR Nomination
Property Information Table
Huntington Metro, LLC

Map/Parcel #	Street Address of Parcel	Property Owner	Owner's mailing address	Parcel Size/Ac	Signature/CRN
0833 38 0047	2438 Huntington Park Dr	Glenn E. Palmer	2438 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0356	7009-0080-0002-2439-1898
0833 38 0048	2440 Huntington Park Dr	Robert W. Powell	2440 HUNTINGTON PARK DR ALEXANDRIA, VA 22303	0.0492	7009-0080-0002-2439-1799
0833 38 0009A	5998 Grand Pavilion Way	Onur Cosnuk	5998 GRAND PAVILION WY ALEXANDRIA, VA 22303	0.0294	7009-0080-0002-2439-1904
0833 38 0010	5996 Grand Pavilion Way	Michael Beard	5996 GRAND PAVILION WY ALEXANDRIA, VA 22303	0.0253	7009-0080-0002-2439-1911
0833 38 0011	5994 Grand Pavilion Way	Chad A. Carbone	5994 GRAND PAVILION WY ALEXANDRIA, VA 22303	0.0253	7009-0080-0002-2439-1928
0833 38 0014A	5988 Gran Pavilion Way	Sean M. McLaughlin	1600 CLARENDON BLVD APT 401 ARLINGTON, VA 22209	0.0304	7009-0080-0002-2439-1935
0833 38 0016	5997 Grand Pavilion Way	Daniker Relmond P Van	5997 GRAND PAVILION DR FAIRFAX, VA 22303	0.0257	7009-0080-0002-2439-1539
0833 38 0019	5991 Grand Pavilion Way	Oanh-Mai Thi Nguyen	9921 SQUIRES CREST LN VIENNA, VA 22182	0.0257	7009-0080-0002-2439-1546
0833 38 0020A	5989 Grand Pavilion Way	Charles Michael Lekas	5211 BRAWNER PL ALEXANDRIA, VA 22304	0.0306	7009-0080-0002-2439-1553
0833 38 0012	5992 Grand Pavilion Way	Daniel E. Bato	5992 GRAND PAVILION WAY ALEXANDRIA, VA 22303	0.0253	7009-0080-0002-2439-1560
0833 38 0013	5990 Grand Pavilion Way	Steven D. Tibbets	5990 GRAND PAVILION WAY ALEXANDRIA, VA 22303	0.0253	7009-0080-0002-2439-1577
0833 38 0015A	5999 Grand Pavilion Way	George C. Ledec	5999 GRAND PAVILION WAY ALEXANDRIA, VA 22303	0.0306	7009-0080-0002-2439-1805
0833 38 0017	5995 Grand Pavilion Way	Yan Tr Guo	10687 WATER FALLS LA VIENNA, VA 22182	0.0257	7009-0080-0002-2439-1942
0833 38 0018	5993 Grand Pavilion Way	Xiaoyun Xu	5993 GRAND PAVILION WAY ALEXANDRIA, VA 22303	0.0257	7009-0080-0002-2439-1522
n/a	VDOT Dedication	VDOT	n/a	0.5647	n/a
n/a	VDOT Dedication	VDOT	n/a	0.0608	n/a
n/a	VDOT Dedication	VDOT	n/a	0.0672	n/a
TOTAL				58.1143	

South County APR Map of Subject Property



Huntington Metro, LLC
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Cerdeira, Lilian

From: Teague, Neel [nteague@stoutandteague.com]
Sent: Wednesday, October 21, 2009 3:38 PM
To: Mason, Lindsay A.
Cc: Cerdeira, Lilian; Remer, Christopher B.
Subject: RE: APR Nomination PC 2009-045; Huntington Metro, Land Units E & F
Attachments: APR Nomination PC 2009-045 property map rev10-21-09.pdf

Dear Ms. Mason:

In response to your request for clarification, I am submitting with this email a revised "Map of the Subject Property" excluding the two parcels that are not listed in the Property Information Table. We had not intended that either Parcel 83-1((1)) 32 or Parcel 83-1 ((7)) 1A be included in this nomination, so the first map was simply drawn incorrectly.

I hope this clarification is satisfactory, and you can substitute the corrected map in the APR nomination. If we need to submit any additional materials in this regard, please let me know.

Since this change does not alter the list of property owners within the subject property affected by the nomination, I don't believe any supplemental notice is required under APR guidelines. If such notice is required, please let us know and we will send it out.

Please let me know if you have any additional questions or concerns.

Neel Teague

STOUT_{and}
TEAGUE

Property Development, Management & Advisory Services

6862 Elm Street, Suite 650, McLean, VA 22101

Tel: 703.245.9950 Fax: 703.245.9955

www.stoutandteague.com

 Please consider the environment before printing this e-mail

From: Mason, Lindsay A. [mailto:Lindsay.Mason@fairfaxcounty.gov]
Sent: Wednesday, October 21, 2009 2:33 PM
To: Teague, Neel
Cc: Cerdeira, Lilian; Mason, Lindsay A.; Remer, Christopher B.
Subject: APR Nomination PC 2009-045; Huntington Metro, Land Units E & F

Neel Teague for Huntington Metro, LLC
 c/o Stout and Teague
 6862 Elm Street, Suite 650
 McLean, VA 22101

RE: APR Nomination PC 2009-045; Huntington Metro, Land Units E & F

Dear Mr. Teague:

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-2009-045 has been received by the

APR# 09-IV-16MV

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10/22/2009

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:

- The “Map of Subject Property” you include with your nomination includes two parcels that are not listed in the Property Information Table. Parcel 83-1((1)) 32 is part of Land Unit I. Parcel 83-1 ((7)) 1A is in Land Unit E, but is planned for office use and was not part of the WMATA property PRM rezoning (RZ 2000-MV-046). The Plan text amendments you have shown in your submission would not affect these two parcels. If you do not intend to include these parcels in your nomination, please submit a revised map of the subject property. If you do intend to include either or both parcels in your nomination you will need to comply with the notification requirements as described on pages 15 and 16 of the 2009-2010 South County Area Plans Review Guide, and submit a revised map of the subject property if necessary.

Failure to provide this information to the Department of Planning and Zoning by November 4, 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.

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

South County APR Map of Subject Property



Huntington Metro, LLC

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