

Urban Design

APR# 09-IV-17MV

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: Co-Chair, Mount Vernon Council of Citizens' Associations 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: 9-24-09 LRD
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: NA

Total aggregate size of all nominated parcels (in acres and square feet): NA acres NA 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: See Attachment A

b. CURRENT PLAN MAP RECOMMENDATION: NA

c. CURRENT ZONING DESIGNATION: NA

# 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?) NA

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: NA TOTAL Gross Square Feet: NA

Categories	Percent of Total FAR	Square feet
Office	NA	
Retail	NA	
Public Facility, Govt & Institutional	NA	
Private Recreation/Open Space	NA	
Industrial	NA	
Residential*	NA	
<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                    | <u>NA</u>                           |
| 4 - 5 du/ac                    |                                     |

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached	NA		
Townhouse	NA		
Low-Rise Multifamily (1-4 stories)	NA		
Mid-Rise Multifamily (5-8 stories)	NA		
High-Rise Multifamily (9+ stories)	NA		
<b>TOTAL:</b>	NA		

## NOMINATION FORM

### 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
NA					

FROM Richmond Highway Corridor, Mount Vernon  
Planning District (1/23/2009 email)

## ATTACHMENT A – Current Plan Language Edition 2007

### CURRENT COMPREHENSIVE PLAN TEXT PAGE 79

**SCALE AND SITING OF NEW BUILDINGS** Where feasible, incorporate architectural features at the street level that relate to human size and increase the pedestrian comfort level. Incorporate urban design elements, such as trees, benches, special pavement treatments, awnings, setbacks, tapered building heights, browsing areas, lighting and plant materials to visually soften the harder architectural features of the building and create an attractive pedestrian-friendly environment that will reinforce retail activities.

The following guidelines should be used to determine the appropriate scale and site location of new buildings:

1. Where feasible, orient commercial buildings toward the road with parking lots to the side and rear to create an urban atmosphere. Where buildings are oriented to the road, no minimum front yard is required except as needed for the streetscape treatments described above.
2. Site buildings to discourage large expanses of parking adjacent to and visible from roadways.
3. Cluster buildings to reinforce a neighborhood style or ambience, where appropriate.
4. Site buildings with respect to natural topography and other environmental and historic features

### **ATTACHMENT B PROPOSED COMPREHENSIVE PLAN RECOMMENDATION:**

**SCALE AND SITING OF NEW BUILDINGS** Where feasible, incorporate architectural features at the street level that relate to human size and increase the pedestrian comfort level. Incorporate urban design elements, such as trees, benches, special pavement treatments, awnings, setbacks, tapered building heights, browsing areas, lighting and plant materials to visually soften the harder architectural features of the building and create an attractive pedestrian-friendly environment that will reinforce retail activities.

The following guidelines should be used to determine the appropriate scale and site location of new buildings:

1. Where feasible, unless required for Green Building Certification, orient commercial buildings toward the road with parking lots to the side and rear to create an urban atmosphere. Where buildings are oriented to the road, no minimum front yard is required except as needed for the streetscape treatments described above.
2. Site buildings to discourage large expanses of parking adjacent to and visible from roadways.
3. Cluster buildings to reinforce a neighborhood style or ambience, where appropriate.
4. Site buildings with respect to natural topography and other environmental and historic features

## **ATTACHMENT C: VISION AND JUSTIFICATION**

There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

The current text of Item 1 above has been an obstacle to implementing the County Policy to encourage the LEED certification of buildings by dictating building orientation.

**Cerdeira, Lilian**

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**From:** Van Dam, Meghan  
**Sent:** Friday, October 23, 2009 11:56 AM  
**To:** Cerdeira, Lilian  
**Subject:** FW: 2009-2010 South County APR nomination, PC 2009-010

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**From:** Patrick Rea [mailto:rea@taylorrealaw.com]  
**Sent:** Tuesday, October 20, 2009 11:43 AM  
**To:** Van Dam, Meghan  
**Cc:** Kahan Dhillon; katherine ward  
**Subject:** RE: 2009-2010 South County APR nomination, PC 2009-010

Megan,

Ref PC 2009-010 clarification:  
The MVCCA accepts your recommendation and confirms the accuracy of the citation.

That the Urban design "page 79" quote is in fact from the Richmond Highway Corridor section of the Mount Vernon District plan text.

Patrick Rea  
703-385-3322

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

**From:** Van Dam, Meghan  
**To:** [prea1@cox.net](mailto:prea1@cox.net)  
**Sent:** Friday, October 16, 2009 5:10 PM  
**Subject:** 2009-2010 South County APR nomination, PC 2009-010

Patrick Rea  
P.O. BOX 203  
Mount Vernon, Va. 2212

October 16, 2009

RE: South County APR Nomination PC 2009-010

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-2009-010, has been received by the Department of Planning and Zoning. I am the Department of Planning and Zoning staff member assigned to review your nomination for technical compliance with the submission requirements. I have reviewed the nomination, as set forth in the *Guide to the 2009 -2010 South County Area Plans Review* and have the following concern:

In Part 4a: Current and Proposed Comprehensive Plan and Zoning Designation, you have submitted Attachment A and B as citations for the current and proposed Comprehensive Plan text. However, the attachment does not cite the location, other than the page number, for this Plan text in the Comprehensive Plan. It appears that the text was excerpted from the Urban Design Recommendations chart, page 79, in the Richmond Highway Corridor section of the Mount Vernon District Plan text.

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10/23/2009

Please confirm this citation by October 30, 2009. Failure to do so may cause the nomination to be rejected.

Please address your response to me at [meghan.vandam@fairfaxcounty.gov](mailto:meghan.vandam@fairfaxcounty.gov). You also may call with any questions, 703.324.1380.

Sincerely,

Meghan Van Dam

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Meghan Van Dam  
Planning Division  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 730  
Fairfax, VA 22035  
(703) 324-1380 | office  
(703) 324-3056 | fax  
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