

ISA Former Old Mount
Vernon Highschool, APR# 09-IV-18MV

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 - MVCCA Daytime Phone: 703-385-3322
Address: Mount Vernon Council of Civic Associations, 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: 10-6-09 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.) _____

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: 134

Total aggregate size of all nominated parcels (in acres and square feet): 11.72 acres 510,523 square feet
13.43 585,011

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: See attached Attachment 1

b. CURRENT PLAN MAP RECOMMENDATION: Public facilities, governmental and institutional.

c. CURRENT ZONING DESIGNATION: R-2, C-8.

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). Clarify that limited expansion may be appropriate and the types of uses should be educational, nonprofit; ballfields should be retained with conditions. Attach-

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?) Campus style low rise buildings served by surface parking.

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: .33 TOTAL Gross Square Feet: 170,000

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional	100%	170,000
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	170,000

*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)			
TOTAL:			

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
101-4((7)) 1-10	8323 Richmond Highway	Board of Supervisors, Fairfax Co.		1.7	7009 0080 0002 2475 6277
101-4((1)) 5A	8333 Richmond Highway	Same as above.	Same as above.	10.6	7009 0080 0002 2475 6260
101-4((8)) (O) 1A	8339 Richmond Highway	Le Restaurant, Inc.		0.44	7009 0080 0002 2475 6284
101-4((8)) (O) 1B	Same as above.	Same as above.	Same as above.	0.69	7009 0080 0002 2475 6291

APR# 09-IV-18MV
Page 4 of 13

NOMINATION FORM

Attachment 1 – Current Comprehensive Plan Language

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition AREA IV Mount Vernon Planning District, Amended through 1-26-2009 Richmond Highway Corridor Area Page 57 SOUTH COUNTY CENTER COMMUNITY BUSINESS CENTER

Figure 11 indicates the geographic location of this Community Business Center (CBC). The South County Center is the focal point of this CBC. The center provides space for the Community Health Center, the General District Court, the Juvenile Domestic Court and other service providers. Diverse land uses are located within the CBC and in addition to the South County Government Center, includes residential neighborhoods with retail and office uses located closeby.

Land Unit A

The area bordered by Russell Road, Main Street, Buckman Road and Richmond Highway is planned for office and/or retail and/or mixed use at an intensity of 0.70 FAR. Any development proposal should meet the following conditions:

- Effective buffering and screening to residential uses;
- Building heights are tapered down to provide an appropriate transition to the existing residential communities;
- Urban design elements such as streetscaping, public art and pedestrian plazas that will denote this area as a focal point should be provided. The urban design guidelines found at the end of this Plan are to be used as a guide.

Sub-unit B-1

Mount Zephyr Business Center is planned for office and/or retail use up to .35 FAR with maximum building heights of 40 feet.

Sub-unit B-2

The Old Mount Vernon High School located on the east side of Richmond Highway between Maury Place and Mohawk Lane is planned for public facilities use. The school should be retained in County ownership and preserved as a local historic site. The two parcels located at the northeast corner of Richmond Highway and Mohawk Street adjacent to the Old Mount Vernon High School are planned for institutional use. Any design and development plan should be compatible with the historic nature of the Old Mount Vernon High School. Uses of this site may include a community recreation center and a performing and visual arts center. These uses are consistent with the Richmond Highway revitalization goals and present an opportunity for a community activity center and adaptive reuse of the site.

Sub-unit B-3

This area includes properties located on the east side of Richmond Highway between Mohawk Lane and Radford Avenue and is planned for residential use at 5-8 dwelling units per acre. Substantial lot consolidation should be achieved and a landscaped open space buffer should be provided adjacent to the existing residential community. As an option, the area

from Mohawk Lane to and including Tax Map 101-3((1))20 may be appropriate for retail and/or office use at .35 FAR in order to create a gateway into the Mount Zephyr community. The design of the retail and/or office use should be compatible in scale and appearance with the residential neighborhood.

- Non-residential uses should be oriented to Richmond Highway and Mohawk Lane and building heights should be tapered down toward the existing single-family area;

ATTACHMENT 2
RECOMMENDED COMPREHENSIVE PLAN TEXT CHANGES
OLD MOUNT VERNON HIGH SCHOOL/ ISA BUILDING

Sub-unit B-2

The Old Mount Vernon High School located on the east side of Richmond Highway between Maury Place and Mohawk Lane ~~is planned for public facilities use.~~ The school should be retained in County ownership and preserved as a local historic site. The building is planned for public facilities use, primarily for educational use. The campus includes a main building that is surrounded by, and attached to, smaller structures. Ancillary institutional uses to support non-profit services may be appropriate in these peripheral buildings. The ball fields at the rear of the property and existing open space should be retained

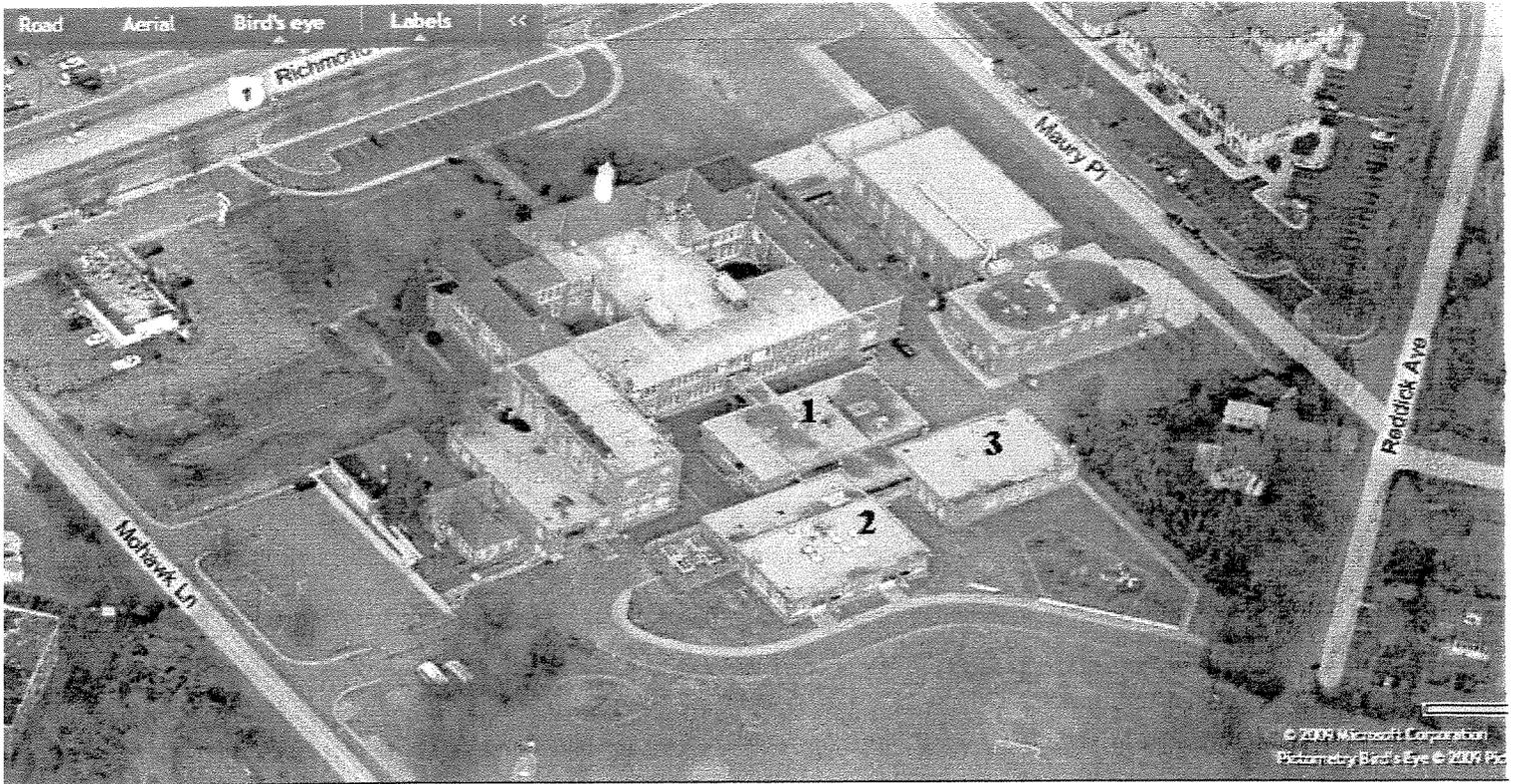
Tax map parcels 101-4 ((08))O 1A and 1B, ~~which are The two parcels located at the northeast corner of Richmond Highway and Mohawk Street adjacent to the Old Mount Vernon High School are planned for institutional use. Any design and development plan should be compatible with the historic nature of the Old Mount Vernon High School.~~ Uses of this site may include a community recreation center and a performing and visual arts center. ~~These uses are consistent with the Richmond Highway revitalization goals and present an opportunity for a community activity center and adaptive reuse of the site~~

Any design and development plan should be compatible with the historic nature of the Old Mount Vernon High School. These uses are consistent with the Richmond Highway revitalization goals and present an opportunity for a community activity center and adaptive reuse of the site.

Attachment 3

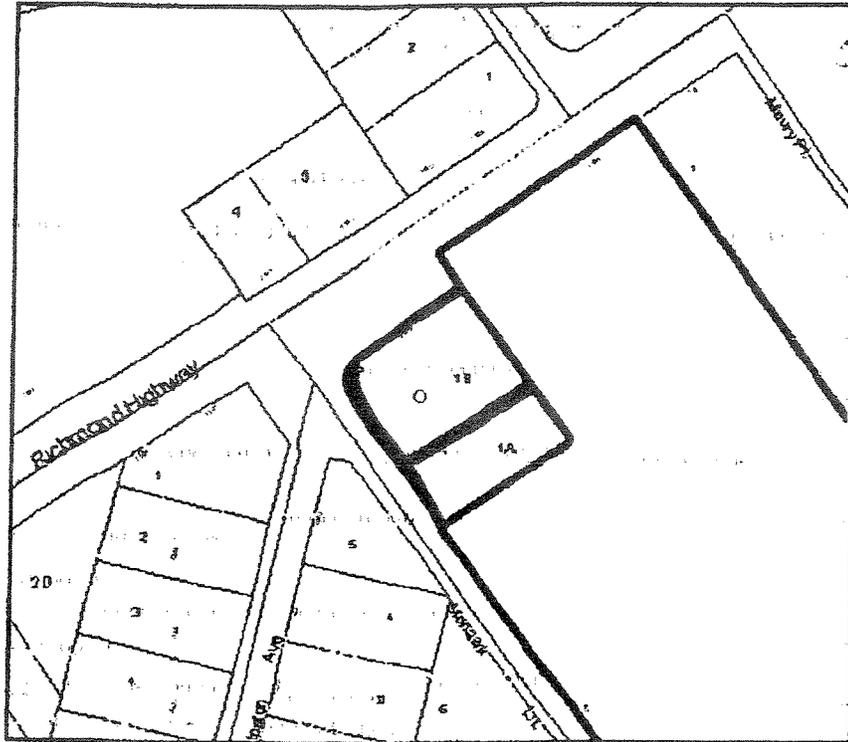
Justification

The current plan text calls for “public facilities’ for the site and in some area’s “institutional use”. This nomination lays out a more coordinated vision which more specifically outlines the uses for the future use of the property. Retaining the main building of the Old Mount Vernon School site for “educational use” would preserve its current use and provide for the future an institution for post primary learning. The buildings adjacent to the Old Mount Vernon School on the side of Richmond Highway and Mohawk St. would continue to be utilized for “institutional use” for non-profits and would be complimented with the three buildings in the rear for similar use. The ballfield and open space in the rear of the Old Mount Vernon High School would be retained as useable public open space for the community. The assemblage of the retail site at the intersection of Richmond Highway and Mohawk St. would provide for greater parking and circulation of traffic on site as well improved pedestrian walkways and connectivity to existing pedestrian paths and walkways. It is also recommended that any major renovation to any part of the site be conducted under LEED Silver standards to improve the impact of the site on the environment and that renovation be compatible with the historic nature of the Old Mount Vernon High School building.



MAP #: 1014 D1 0005A
BOARD OF SUPERVISORS FAIRFAX
COUNTY

8333 RICHMOND HW



Aerial Imagery © 2007 Commonwealth of Virginia

Source: Fairfax County Department
of Tax Administration, Real Estate Division.

Rybold, Kimberly M.

From: Patrick Rea [prea1@cox.net]
Sent: Tuesday, October 27, 2009 4:52 PM
To: Rybold, Kimberly M.
Cc: Kahan Dhillon; katherine ward
Subject: Re: 2009-2010 South County APR Nomination PC 2009-018

Kimberly:

We accept your clarifications below.

Patrick Rea
703-385-3322

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

From: Rybold, Kimberly M.
To: Prea1@cox.net
Sent: Thursday, October 15, 2009 12:15 PM
Subject: 2009-2010 South County APR Nomination PC 2009-018

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

RE: South County APR Nomination: 11.72 acres in the Mount Vernon (MV7) Community Planning Sector

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 2009-018, 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 listed the size of tax map number 101-4 ((1)) 5A as 10.6 acres. Tax map records indicate that the size of this parcel is 8.89 acres. With this revision, I have calculated the total area of your nomination to be approximately 11.72 acres, or 510,523 square feet.
- In Part 4g: Total Floor Area Ratio Proposed and Total Gross Square Feet, you have proposed 170,000 square feet of public facility, government, and institutional use at .29 FAR. As a result of the clarification above, 170,000 square feet of development would result in a density of .33

APR# 09-IV-18MV
Page 11 of 13

FAR.

- In Part 5: Map of Subject Property, the map you attached does not show the entire nominated area. I have attached a revised map that outlines the entire subject property.

Please respond to this email and indicate that you wish to accept the suggested clarifications and property map and I will make these changes on the nomination form.

Please confirm that this is your understanding as soon as possible. Failure to do so by October 29, 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

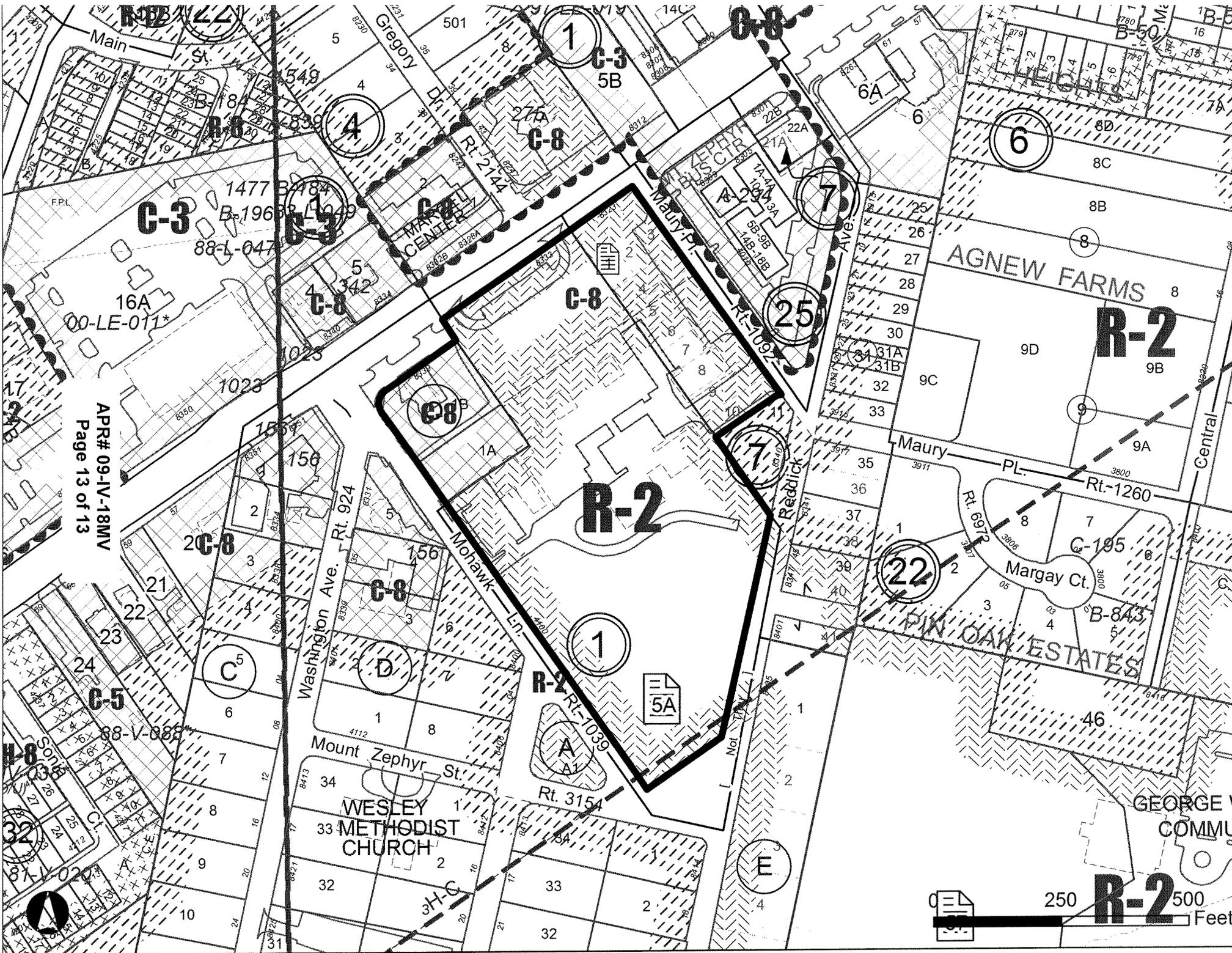
Planning Division

12055 Government Center Pkwy, Suite 730

Fairfax, Virginia 22035

703.324.1380 (office)

703.324.3056 (fax)



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

