

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: Richard L. Labbe Daytime Phone: 703-383-6111

Address: 3050 Chain Bridge Road, Suite 103
Fairfax, VA 22030

Nominator E-mail Address: eastwoodprops@aol.com or jhtcav@aol.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):
Richard L. Labbe

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.) See attached signatures (powers of attorney) and certified receipt numbers

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
Richard L. Labbe, President, Eastwood Properties, Inc.

THIS BOX FOR STAFF USE ONLY	
Date Received:	<u>9/15/09</u>
Date Accepted:	<u>10-13-09 SRD</u>
Planning District:	_____
Special Area:	_____

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 13

Total aggregate size of all nominated parcels (in acres and square feet): 6.08 acres 264,844 square feet
67 291852

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: Area IV Suburban Neighborhood between Hybla Valley/Gum Springs and South County
Center CBCs (see figure) found on pages 52 through 55.

b. CURRENT PLAN MAP RECOMMENDATION: Mixed use, residential 25 du/ac, and office/retail RESIDENTIAL 2-3 DU/AC

c. CURRENT ZONING DESIGNATION: PDH-30

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). Mixed use, residential 26-30 du/ac, office & retail

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?) Mid-rise building (up to four stories), 180 condominium units, above ground but internalized parking, private open space and some public open space

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: _____ TOTAL Gross Square Feet: _____

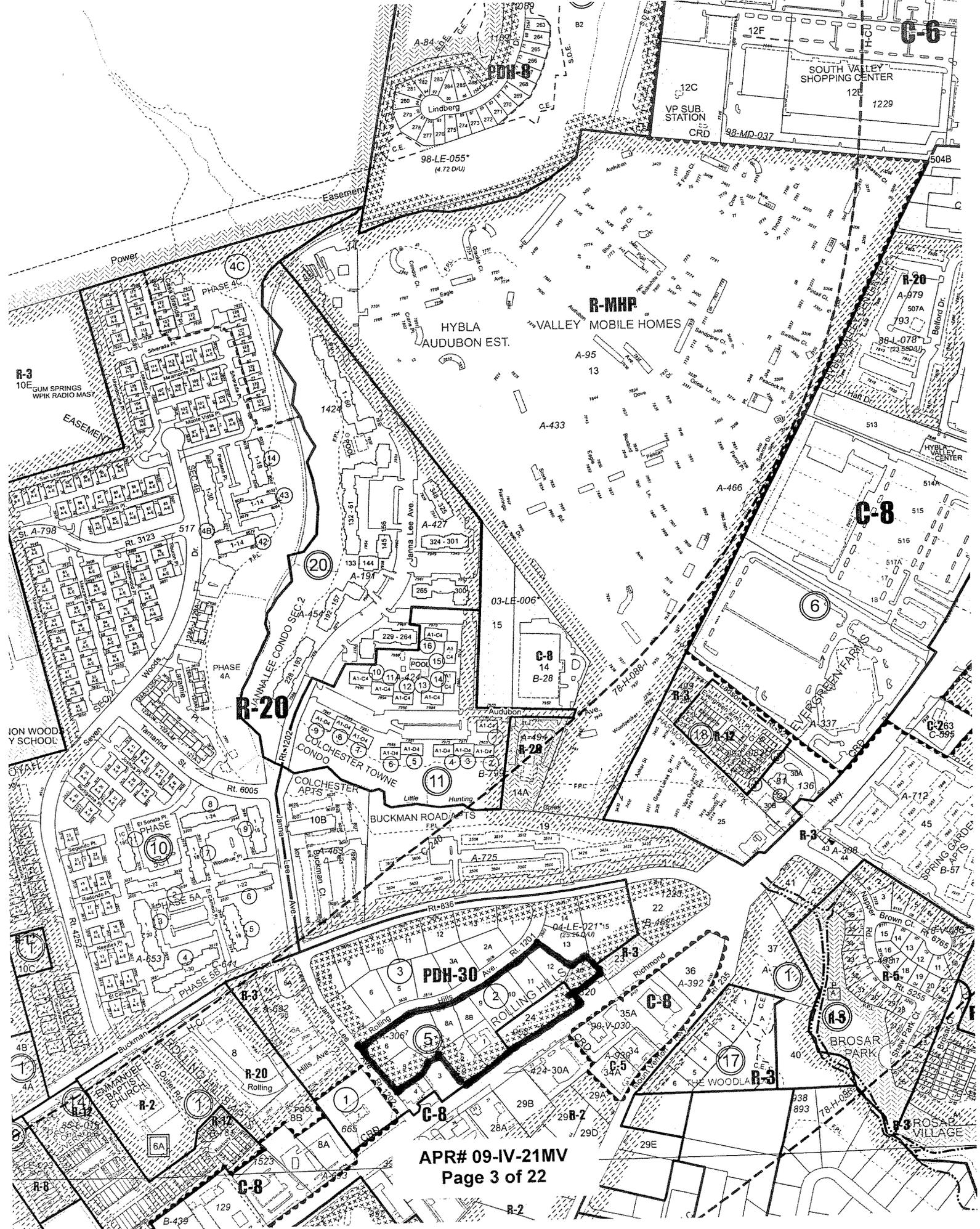
Categories	Percent of Total FAR	Square feet
Office	.30	70,000 up to 80,000
Retail	.04	10,000 up to 15,000
Public Facility, Govt & Institutional		
Private Recreation/Open Space	.17	
Industrial		
Residential*	.49	180 units (800 square feet each)
TOTAL	100%	

*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 | 26 - 30 |
| 4 - 5 du/ac | <u>20</u> |

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)	180	800	144,000
Mid-Rise Multifamily (5-8 stories)	180	800	144,000
High-Rise Multifamily (9 + stories)			
TOTAL:	180		144,000



Specific Information Table

					Signature of Owner or
Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Certified Receipt Number
101-2-05-02-0012	Ruby C. Taylor	3505 Rolling Hills Ave	3505 Rolling Hills Ave Alexandria, VA 22309	0.46	7007 0710 0003 8931 7203
101-2-05-02-0011	Villa Associates, LLC	3507 Rolling Hills Ave	2700 S. Nelson St Arlington, VA 22206	0.46	see petition
101-2-05-02-0016	Dr. John Vu and Heidi G. Vu	8120 Richmond Hwy	8120 Richmond Hwy Alexandria, VA 22309	0.28	7007 0710 0003 8931 7197
101-2-05-02-0010	Maxine Rosalie Foster & Betty A Huckleberry	3509 Rolling Hills Ave	7060 East Painted Vista Ct Prescott Valley, AZ 86315	0.46	7007 0710 0003 8931 7210
101-2-01-0024	The Heirs of Marie F. Ayres	8122/24/26 Ricmond Hwy	1210 Croton Drive, Alexandria, VA 22308	0.85	7007 0710 0003 8931 7180
101-2-05-02-0009	Ellen Elaine Schumacher	3511 Rolling Hills Ave	10601 Old Colchester Rd Lorton, VA 22079 3511 Rolling Hills Ave, Alexandria 22309	0.46	7007 0710 0003 8931 7173
101-2-05-02-0008B	Chang H. Griffith	3513 B Rolling Hills Ave	3513 B Rolling Hills Ave Alexandria, VA 22309	0.27	7007 0710 0003 8931 7166
101-2-05-02-0008A	Jesse W. Stafford	3513 A Rolling Hills Ave	75 Flynn Cemetery Rd Whiteville, NC 28472	0.35	7007 0710 0003 8931 7159
101-2-05-02-0007	Chamlong Muntrat and Eric D. Shaw	3601 Rolling Hills Ave	3601 Rolling Hills Ave Alexandria, VA 22309	0.64	7007 0710 0003 8931 7142
101-2-05-02-0006	Paul C.L. Hsu and Pauline I.P. Hsu	8111 Janna Lee Ave	8111 Janna Lee Ave Alexandria, VA 22309	0.46	7007 0710 0003 8931 7135
101-2-05-02-0005	Fairfax Development Corp	8115 Janna Lee Ave	2700 S. Nelson St Arlington, VA 22206	0.46	see petition
101-2-05-02-0001	Owner Name Withheld	8130 Richmond Hwy	8130 Richmond Hwy Alexandria, VA 22309	0.46	7007 0710 0003 8931 7128
101-2-05-02-0002	Owner Name Withheld	8130 Richmond Hwy (lot2)	8130 Richmond Hwy Alexandria, VA 22309	0.46	7007 0710 0003 8931 7128

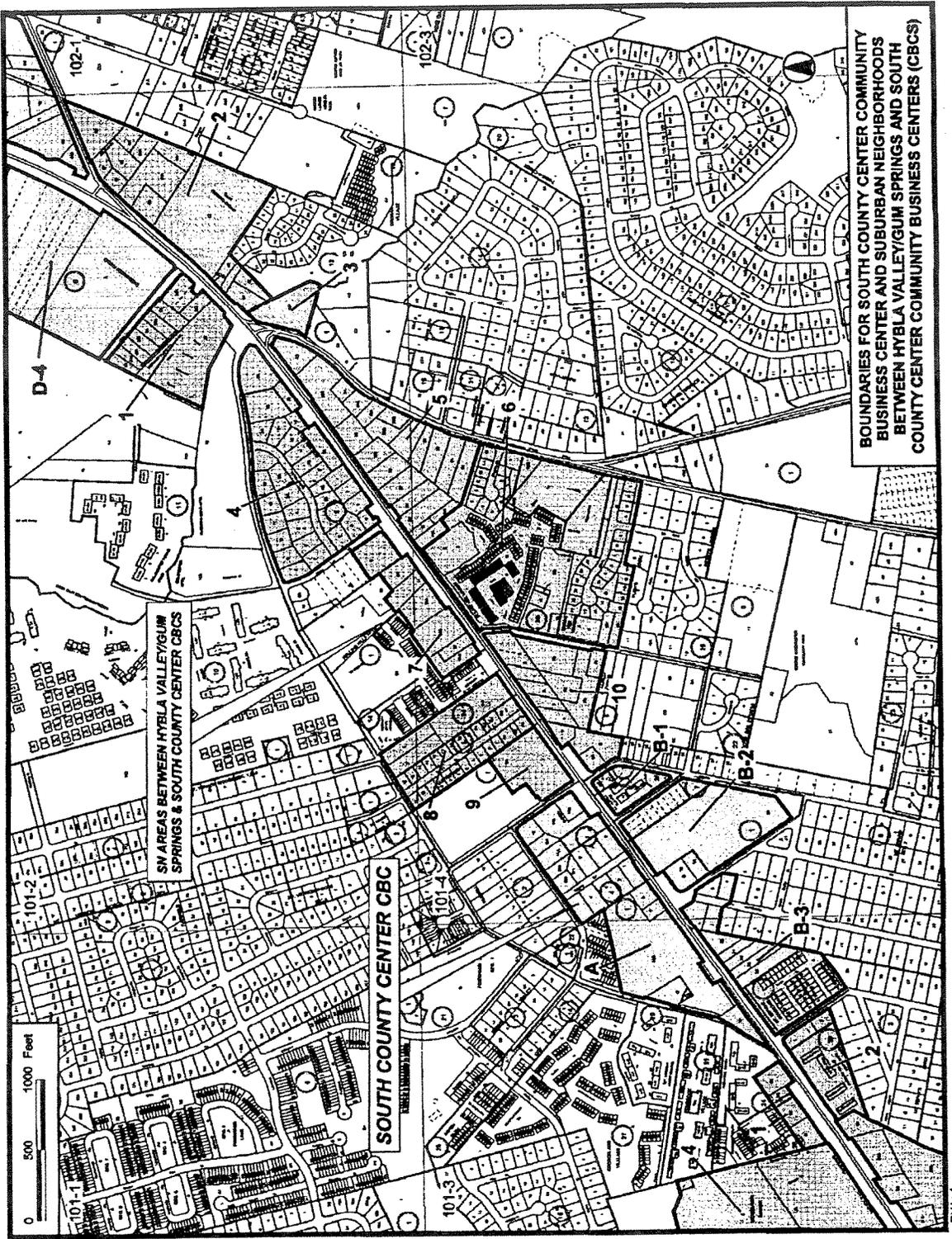


FIGURE 11

September 14, 2009

BY HAND DELIVERY

Fairfax County DPZ,
Comprehensive Planning Division
7TH Floor Herity Building
Government Center parkway
Fairfax, Virginia 22035

Office of the Planning Commission
Fairfax County Government Center
12000 Government Center Parkway
Fairfax, VA 22035

Re: APR 2009 Application to amend the Plan

To Whom it May Concern:

The enclosed application for an amendment to the Comp Plan includes both a set of certified letters notifying the property owners of this application for a plan amendment as well as a set executed Powers of Attorney for over 75% of the property owners/property which are otherwise required for a consolidation request.

Thank You,


Richard L. Labbe

RECEIVED
SEP 17 2009
FAIRFAX COUNTY
PLANNING COMMISSION

RECEIVED
SEP 15 2009
FAIRFAX COUNTY
PLANNING COMMISSION

Statement of Justification Plan Amendment
Area IV Suburban Neighborhood between Hybla Valley/Gum Springs and South County
Center CBCS

Area of Proposed Amendment:

The lots fronting Richmond Highway and that lie between Rolling Hills Ave and Richmond Highway and east of Janna Lee Ave.

New Proposed Development Residential and Commercial Mix:

The existing Comprehensive Plan language for this site is to allow residential development of up to 25 dwelling units per acre and to allow up to 80,000 sq ft of office with 10,000 sq ft of retail.

One of the major reasons that the existing approved development scheme does not work is through the requirement of underground parking for both the office/Retail and the Residential mid rise units, an extremely expensive need one which raises the costs beyond financial feasibility.

Because of the opportunity to create a mid rise residential development with above ground but internalized parking, the new language proposes a density of 28 units per acre. The new language is intended to allow a different development scheme from the earlier underground parking for all units which is not viable now or in the foreseeable future and which will doom any re-development possibilities of this area. Even with this proposed development, the market for these densities may not be readily available now. But, while the financial system is not able to support such development, it is believed that the type of development being proposed will recover quicker than any other types of multi family development unless totally surface parked.

The currently approved office and retail building is underground parked and this has caused the most significant barrier to developing the use as the cost is prohibitive and the building is not competitive with any of the other office buildings or retail anywhere on Richmond Highway and indeed almost anywhere in Fairfax County outside of Reston. Tysons and Merryfield.

We know that retail users (based on results of countless studies) want surface parking available to their customers. The proposed new language proposes to provide a predominance of surface parking for the retail and office, although some structured or underground parking may also be needed. In addition the new proposed language proposes only a right turn into the retail/office uses from Richmond Highway with Janna Lee Ave serving as the primary access to and from the site.

Another of the major overall issues / barriers to redevelopment of this area is that the development of these lots along Richmond Highway must face the financial burden of acquiring parcels that are existing and operating commercial enterprises. This can only be overcome with cooperative approaches by both the public and private sector.

Phasing: The current plan language that requires phasing in a negative way by requiring that the non residential development along Richmond Highway be built before any residential development is begun. Notwithstanding how the real world operates is not an approach that has any validity—why make a project financially vulnerable to the financial, business and real estate environment in the for-seeable future. The first bullet under #4 should be deleted.

Design: The proposal in the Plan Amendment is to develop a multi family building with internalized parking in mid rise (up to 4 story) form which is in conflict with the 4th bullet under “Design” that requires a mix of building types including mid rise structures will be in direct conflict with the concept of a townhouse community.

Open-space: The following (5th) bullet that begins Useable, well landscaped open space is provided throughout the site was required under a multi family mid and high rise development scheme. The proposed mixed use development of this site will allow for private open space within a courtyard and on balconies of the units with only some public open spaces.

Trees: Under “Environment” we know that there will need to be significant site development and elevation changes to correct facilitate drainage utilities which makes the retention of any existing trees problematic. If we add language to the plan when we know in advance that it is unlikely to be possible, we are doing a disservice to both the Comprehensive Plan and the public process.

Parks & Recreation: In the “Parks and Recreation” section there is a paragraph on providing acreages or money for park space in this area. The situation has changed in this area. There is a new park/open-space area that has been added to the inventory since the earlier Plan Amendment. That area was a formerly unused school site on Buckman Road South of this proposed development. In addition, giving up almost 30% of the site for a park is not possible and certainly not needed now that the previously unavailable site is now permanent open space. Single family townhouses will inevitably have some private open space as well integrated play areas.

Transportation: In the section labeled as “Transportation and Pedestrian Circulation” in the first bullet the second sentence states that If right of way for an interchange is not provided, Richmond highway should be improved to a six-lane divided highway with a raised median between Janna Lee Ave and Buckman Road. The problem with this requirement is that there is not be sufficient right of way for a full grade separated interchange therefore this first statement is disingenuous—as a grade separated interchange would require the greater portion of the site, secondly the development of this townhouse project with all of its other public expectations doesn’t provide for the funding needed to widen Richmond Highway with a raised median. If this full grade separated interchange requirement stays in the Plan then no redevelopment will ever occure on this land bay along Richmond Highway.

Access to this portion of the site should be from Richmond Highway as a right turn only and egress should be via Rolling Hills and Janna Lee. The Retail/Office use should be located at the

Southern portion of the site near the corner of Richmond Highway and Janna Lee with parking for the commercial/office along Rolling Hills and toward Janna Lee.

Proposed New Comprehensive Plan Language

For the area of six point seven acres lying between Richmond Highway and Rolling Hills Ave to Janna Lee Ave the plan recommends a mixed use of multifamily mid rise residential (with internal parking decks) on the northern portion of the site and a retail and office use with retail on the ground floor on the southern portion of the site (both surface and structure parked) thus providing a transition to the existing commercial use on the Janna Lee Richmond Highway corner.

On the six point seven acres an overall residential density of 26 to 30 dwelling units is appropriate. The office and retail square footage should not exceed 80,000 sq ft with a minimum of 10,000 sq ft in retail uses.

Phasing and Land Use:

The mixed use project may be phased over the 6.7 acre area. The right turn lanes into the site and the right of way for Richmond highway should be provided during the first phase.

Design:

Complete parcel consolidation is desired. If total consolidation is not achieved, the development plan should demonstrate how the unconsolidated parcels could be integrated within the project at a later date.

The elements contained in the Urban Design Recommendations for the Richmond Highway Corridor should be incorporated.

Open space should be well landscaped and incorporated wherever possible. Private open-space should be integrated into the multi family design preferably in a courtyard setting interior to the units.

Parking for the residential mid rise building should be interior to the units surrounding the parking deck and open face for parking deck entry should be from Rolling Hills Ave.

Environment:

Outdoor residential development shall mitigate all portions of the site in either private or public open space with noise exposures exceeding DNL 65 dBA. Noise mitigation structures if appropriately done with good design and appearance should be used for those areas where the noise exposure exceeds DNL 65 dBA.

No exterior balconies should be allowed along Richmond Highway.

Parks and Recreation:

The park at Pinewood Lake Section one has been added to the open space inventory of this area. Appropriate neighborhood park recreation facilities should be added to the inventory with the park and recreation funds generated from this development and additional funds may be dedicated to the Park Authority for off site recreation facilities.

Transportation and Pedestrian Circulation:

Capacity issues associated with the Buckman Road/Richmond Highway intersection are resolved with the dedication of the right of way for an intersection. Richmond highway should be improved to a six-lane divided highway between Buckman Road and Janna Lee Ave.

Primary access is provided via Rolling Hills Avenue, but access from Richmond Highway should be a right turn only which is between the Residential component and the retail commercial and office use.

Janna Lee Ave between Buckman Rd and Rolling Hills Ave frontage should be improved.

Richmond highway frontage should be improved.

Continuous sidewalks and trails within the development and along Richmond Highway should be provided. A pro rata share contribution to the Richmond Highway trail would be appropriate as an escrow even if built by others as part of a prior construction project.

An effective Transportation Demand Management (TDM) program applicable to residential uses and office users is desired. Measures may include encouraging telework from home, purchasing carpool matching services, providing bus shelters. The program should be monitored periodically by the Home Owners Association.

Richard L. Labbe
Eastwood Properties
3050 Change Bridge Rd.
Suite 103
Fairfax VA 22030

September 11, 2009

Fairfax County DPZ
Comprehensive Planning Division
7th Floor Herrity Building
Government Center Parkway
Fairfax, VA 22035

Re: APR 2009 Application to amend the Comprehensive Plan (properties between Richmond Highway and Rolling Hills Ave to Janna Lee Ave.)

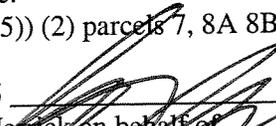
To Whom it may Concern:

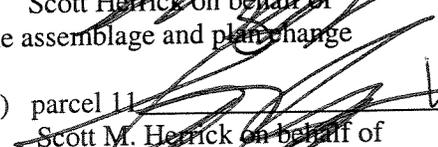
This letter is to convey that I am the holder of powers of Attorney for 75% of the parcels that are in this assemblage for a plan amendment application. In addition, I have also sent every property owner of each parcel a certified letter. The powers of attorney are enclosed, as well as a filled out "Specific Information Table" with the certified receipt number from each letter as well.

Therefore, please accept this letter and attached powers of attorney as the petition for assemblage and plan amendment.

The Lots for petition are:

101-2 ((1)) 24; 101-2 ((5)) (2) parcels 7, 8A 8B, 10, 12,

101-2 ((5)) (2) parcel 5  Fairfax Development Corp
Scott Herrick on behalf of
Petition for the assemblage and plan change

101-2 ((5)) (2) parcel 11  Villa Associates, LLC
Scott M. Herrick on behalf of
Petition for the assemblage and plan change

Sincerely,



Richard L. Labbe
Eastwood Properties

POWER OF ATTORNEY

THIS POWER OF ATTORNEY, made and entered into effective the 7/25/03 day of July, 2003, by and between STEPHEN M. RUDICH and MURIEL A. RUDICH (collectively "Grantor"), having an address of 6 Ash Lane, Stafford, Virginia, 22556, and EASTWOOD PROPERTIES, INC., a Virginia corporation (the "Grantee"), having an address of 3050 Chain Bridge Road, Suite 305, Fairfax, VA 22030.

RECITALS:

- A. Grantor is the title owner of the Property identified among the Fairfax County Tax Map Records as: 101-2-5-2-10, (the "Subject Property").
- B. Grantee, Eastwood Properties, Inc., is the applicant for the rezoning of the Subject Property.
- C. Grantor has agreed to grant this Power of Attorney in accordance with the following terms and conditions.

GRANT

In Consideration of One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby makes, constitutes, and appoints Grantee, as Grantor's true and lawful Attorney-in-Fact, and in his name, place and stead giving unto the Attorney-in-Fact, full power and authority to make application for the rezoning of the subject property and other applications, waivers, variances, Special Exceptions, etc. solely as relates to the Subject Property, and to execute and deliver any affidavits, proffers and other documents which are necessary and appropriate in connection with the above-referenced applications and for no other purpose.

It is recognized that Grantor's proprietary interest shall not be affected in any way by the granting of said Power of Attorney herein.

This Power of Attorney is intended to be irrevocable and shall not terminate upon Grantor's disability, disqualification or other incapacity.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF,
Attorney to be executed this 25 day of July ~~August~~, 2003, has caused this Power of

Date: 7/25/03

Name: Stephen M Rudat

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 25th day of July, 2003, by

Margaret A. Belt
Notary Public

My Commission Expires: 31 March 2006

POWER OF ATTORNEY

THIS POWER OF ATTORNEY, made and entered into effective the 19 day of May, 2005, by and between BETTY M. EMBREY, AS EXECUTOR, ESTATE OF MARIE AYRES, (collectively "Grantor"), having an address of 8122 Richmond Hwy., Alexandria, Virginia, 22309, and EASTWOOD PROPERTIES, INC., a Virginia corporation (the "Grantee"), having an address of 3050 Chain Bridge Road, Suite 103, Fairfax, VA 22030.

*individually, as Trustee
Linda Gale Jones &
Guardian Jeffrey Ayres*

RECITALS:

- A. Grantor is the title owner of the Property identified among the Fairfax County Tax Map Records as: 101-2-01-24, (the "Subject Property").
- B. Grantee, Eastwood Properties, Inc., is the applicant for the rezoning of the Subject Property.
- C. Grantor has agreed to grant this Power of Attorney in accordance with the following terms and conditions.

GRANT

In Consideration of One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby makes, constitutes, and appoints Grantee, as Grantor's true and lawful Attorney-in-Fact, and in his name, place and stead giving unto the Attorney-in-Fact, full power and authority to make application for the rezoning of the subject property and other applications, waivers, variances, Special Exceptions, etc. solely as relates to the Subject Property, and to execute and deliver any affidavits, proffers and other documents which are necessary and appropriate in connection with the above-referenced applications and for no other purpose.

It is recognized that Grantor's proprietary interest shall not be affected in any way by the granting of said Power of Attorney herein.

This Power of Attorney is intended to be irrevocable and shall not terminate upon Grantor's disability, disqualification or other incapacity.

IN WITNESS WHEREOF, Betty M. Embrey, has caused this Power of Attorney to be executed this 19 day of May, 2005.

Date: May 19, 2005

Name: Betty Ayres Embrey
EXECUTOR, ESTATE OF MARIE AYRES
Guardian Jeffrey Ayres
Trustee - Linda Gale Jones

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 19 day of May, 2005, by Betty Ayres Embrey.

My Commission Expires: March 31, 2005
Michael [Signature]
Notary Public

POWER OF ATTORNEY

THIS POWER OF ATTORNEY, made and entered into effective the 22ND day of July, 2003, by and between CHAMLONG MUNTRAT and ERIC D. SMAW (collectively "Grantor"), having an address of 3601 Rolling Hills Ave., Alexandria, Virginia, 22309, and EASTWOOD PROPERTIES, INC., a Virginia corporation (the "Grantee"), having an address of 3050 Chain Bridge Road, Suite 305, Fairfax, VA 22030.

RECITALS:

- A. Grantor is the title owner of the Property identified among the Fairfax County Tax Map Records as: 101-2-5-2-07, (the "Subject Property").
- B. Grantee, Eastwood Properties, Inc., is the applicant for the rezoning of the Subject Property.
- C. Grantor has agreed to grant this Power of Attorney in accordance with the following terms and conditions.

GRANT

In Consideration of One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby makes, constitutes, and appoints Grantee, as Grantor's true and lawful Attorney-in-Fact, and in his name, place and stead giving unto the Attorney-in-Fact, full power and authority to make application for the rezoning of the subject property and other applications, waivers, variances, Special Exceptions, etc. solely as relates to the Subject Property, and to execute and deliver any affidavits, proffers and other documents which are necessary and appropriate in connection with the above-referenced applications and for no other purpose.

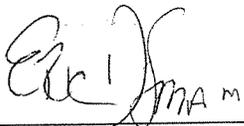
It is recognized that Grantor's proprietary interest shall not be affected in any way by the granting of said Power of Attorney herein.

This Power of Attorney is intended to be irrevocable and shall not terminate upon Grantor's disability, disqualification or other incapacity.

SIGNATURE PAGE FOLLOWS

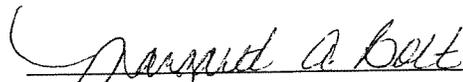
IN WITNESS WHEREOF, _____, has caused this Power of Attorney to be executed this 22nd day of July, 2003.

Date: 7/22/03

Name:  Eric J. Mamm

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 22nd day of July, 2003, by


Notary Public

My Commission Expires: 31 March 2006

POWER OF ATTORNEY

THIS POWER OF ATTORNEY, made and entered into effective the 21st day of ~~May~~ July, 2003, by and between JESSE W. STAFFORD, III (the "Grantor"), having an address of 3513 Rolling Hills Ave., Alexandria, Virginia, 22309, and EASTWOOD PROPERTIES, INC., a Virginia corporation (the "Grantee"), having an address of 3050 Chain Bridge Road, Suite 305, Fairfax, VA 22030.

RECITALS:

- A. Grantor is the title owner of the Property identified among the Fairfax County Tax Map Records as: 101-2-5-2-08A, (the "Subject Property").
- B. Grantee, Eastwood Properties, Inc., is the applicant for the rezoning of the Subject Property.
- C. Grantor has agreed to grant this Power of Attorney in accordance with the following terms and conditions.

GRANT

In Consideration of One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby makes, constitutes, and appoints Grantee, as Grantor's true and lawful Attorney-in-Fact, and in his name, place and stead giving unto the Attorney-in-Fact, full power and authority to make application for the rezoning of the subject property and other applications, waivers, variances, Special Exceptions, etc. solely as relates to the Subject Property, and to execute and deliver any affidavits, proffers and other documents which are necessary and appropriate in connection with the above-referenced applications and for no other purpose.

It is recognized that Grantor's proprietary interest shall not be affected in any way by the granting of said Power of Attorney herein.

This Power of Attorney is intended to be irrevocable and shall not terminate upon Grantor's disability, disqualification or other incapacity.

IN WITNESS WHEREOF, _____, has caused this Power of Attorney to be executed this 21st day of July, 2003.

Date: 7-21-03

Name: Jesse W. Stafford

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 21st day of July, 2003, by

My Commission Expires: 31 March 2006

Margaret A. Bett
Notary Public

POWER OF ATTORNEY

THIS POWER OF ATTORNEY, made and entered into effective the 20th day of November, 2003, by and between CHANG H. GRIFFITH (collectively "Grantor"), having an address of 3513 B Rolling Hills Ave., Alexandria, Virginia, 22309, and EASTWOOD PROPERTIES, INC., a Virginia corporation (the "Grantee"), having an address of 3050 Chain Bridge Road, Suite 305, Fairfax, VA 22030.

RECITALS:

- A. Grantor is the title owner of the Property identified among the Fairfax County Tax Map Records as: 101-2-5-2-8B, (the "Subject Property").
- B. Grantee, Eastwood Properties, Inc., is the applicant for the rezoning of the Subject Property.
- C. Grantor has agreed to grant this Power of Attorney in accordance with the following terms and conditions.

GRANT

In Consideration of One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby makes, constitutes, and appoints Grantee, as Grantor's true and lawful Attorney-in-Fact, and in his name, place and stead giving unto the Attorney-in-Fact, full power and authority to make application for the rezoning of the subject property and other applications, waivers, variances, Special Exceptions, etc. solely as relates to the Subject Property, and to execute and deliver any affidavits, proffers and other documents which are necessary and appropriate in connection with the above-referenced applications and for no other purpose.

It is recognized that Grantor's proprietary interest shall not be affected in any way by the granting of said Power of Attorney herein.

This Power of Attorney is intended to be irrevocable and shall not terminate upon Grantor's disability, disqualification or other incapacity.

IN WITNESS WHEREOF, CHANG H. GRIFFITH, has caused this Power of Attorney to be executed this 20th day of November, 2003.

Date: 11-20-2003

Name: Chang H Griffith

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 20th day of November, 2003, by

My Commission Expires: 31 March 2006

Margaret A. Burt
Notary Public

POWER OF ATTORNEY

THIS POWER OF ATTORNEY, made and entered into effective the _____ day of July, 2003, by and between RUBY C. TAYLOR (collectively "Grantor"), having an address of 3505 Rolling Hills Ave., Alexandria, Virginia, 22309, and EASTWOOD PROPERTIES, INC., a Virginia corporation (the "Grantee"), having an address of 3050 Chain Bridge Road, Suite 305, Fairfax, VA 22030.

RECITALS:

- A. Grantor is the title owner of the Property identified among the Fairfax County Tax Map Records as: 101-2-5-2-12, (the "Subject Property").
B. Grantee, Eastwood Properties, Inc., is the applicant for the rezoning of the Subject Property.
C. Grantor has agreed to grant this Power of Attorney in accordance with the following terms and conditions.

GRANT

In Consideration of One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby makes, constitutes, and appoints Grantee, as Grantor's true and lawful Attorney-in-Fact, and in his name, place and stead giving unto the Attorney-in-Fact, full power and authority to make application for the rezoning of the subject property and other applications, waivers, variances, Special Exceptions, etc. solely as relates to the Subject Property, and to execute and deliver any affidavits, proffers and other documents which are necessary and appropriate in connection with the above-referenced applications and for no other purpose.

It is recognized that Grantor's proprietary interest shall not be affected in any way by the granting of said Power of Attorney herein.

This Power of Attorney is intended to be irrevocable and shall not terminate upon Grantor's disability, disqualification or other incapacity.

IN WITNESS WHEREOF, _____, has caused this Power of Attorney to be executed this 30 day of July, 2003.

Date: 7-30 2003

Name: Ruby C. Taylor

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 30th day of July, 2003, by

My Commission Expires: 31 March 2006

Margaret A. Bell
Notary Public

Rybold, Kimberly M.

From: Rybold, Kimberly M.
Sent: Monday, October 19, 2009 10:35 AM
To: Richard L. Labbe (eastwoodprops@aol.com)
Subject: 2009-2010 South County APR Nomination PC 2009-007

Richard L. Labbe
 Eastwood Properties
 3050 Chain Bridge Road
 Fairfax, VA 22030

RE: South County APR Nomination: 6.08 acres in the Woodlawn (MV8) Community Planning Sector

Dear Mr. Labbe:

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 2009-007, 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 2: General Information, you have listed the total size of the nominated area as 6.7 acres. Tax map records indicate that the total size of the nominated parcels is 6.08 acres, or 264,844 square feet. Additionally, in this part you have indicated that this is not a neighborhood consolidation proposal; however, you have indicated otherwise in your attachments. I will make this adjustment on the nomination form.
- In Part 4b: Current Plan Map Recommendation, you have listed mixed use, residential use at 25 dwelling units per acre, and office/retail as the Plan map recommendation for the nominated area. This corresponds to the Plan text for the nominated area; however, the Plan map recommendation for the nominated area is mixed use and residential use at 2-3 dwelling units per acre.
- In Part 4e: Describe, you have stated that there will be a mid-rise building up to four stories and 180 condominium units. In Part 4h: Residential Component, you have indicated that the 180 residential units will be mid-rise multifamily at 5-8 stories in height. Please clarify whether the four story building you refer to Part 4e is residential or office/retail.
- In Part 4h: Residential Component, you have proposed 180 mid-rise multi family units at a density of 26-30 dwelling units per acre (du/ac). However, density ranges above 20 du/ac must be specified in 10-unit density ranges. I will adjust the proposed density range to 20-30 du/ac, reflecting the intensity you proposed.

Please respond to this email and indicate that you wish to accept the suggested clarifications as suggested for Part 2, Part 4b and Part 4h, and provide the additional information requested for Part 4e.

This information should be provided to the Department of Planning and Zoning as soon as possible.

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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)

Rybold, Kimberly M.

From: John Thillmann [jhtcav@aol.com]
Sent: Tuesday, October 27, 2009 10:38 AM
To: Rybold, Kimberly M.; eastwoodprops@aol.com
Subject: South County APR PC 2009-007
Follow Up Flag: Follow up
Flag Status: Red
Categories: SC APR

Hi Kimberley:

I am consulting with Dick Labbe and he asked that I respond to your Email.

It is OK to use your definitions as per the first two bullets. Bullet number one is on Part 2 general information re the neighborhood consolidation, and bullet two is on 4b plan map versus text.

Relative to the third bullet 4e referencing the building height for the condominiums--the condo building is proposed to be 4 stories.

Relative to the fourth bullet 4h referencing density ranges 20 to 30 is accurate.

Thank you and I trust that this answers your questions.

John Thillmann

cc; Richard Labbe
Margaret Bolt