



2009-2010 SOUTH COUNTY AREA PLANS REVIEW GUIDE

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: Elizabeth D. Baker, agent for Kings Crossing Venture LLC Daytime Phone: (703) 528-4700
Address: Walsh Colucci Lubeley Emrich & Walsh, P.C. 2200 Clarendon Boulevard, 13th Floor, Arlington, VA 22201
Nominator E-mail Address: ebaker@arl.thelandlawyers.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

Elizabeth D. Baker

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.) Certified letters mailed 9/15/09

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.

Agent for Kings Crossing Venture LLC, owner of nomination property

PART 2. GENERAL INFORMATION

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

Total number of parcels nominated: 3

Total aggregate size of all nominated parcels (in acres and square feet): 5.236 acres 228,080 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: Part Parcel 20-Community serving retail use up to .50 FAR with option for mixed-use up to 1.0 FAR when certain conditions are met (see attached Plan text as Attachment 1). There is no specific Plan text for the remainder of the property.

b. CURRENT PLAN MAP RECOMMENDATION: Retail and other (Part Parcel 20); Residential 3-4 du/ac (Parcels 18, 19 pt. 20)

c. CURRENT ZONING DESIGNATION: C-8 and CRD, R-4

Replacement, page 2
(MWD, via 10/29/09 email)

PC 2009-029



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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). Designate nomination property as part of Penn Daw CBC and add an option for mixed-use (residential and retail uses) up to 1.0 FAR.

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?)
Stick-built multi-family building(s), 4 to 5 stories in height, with retail uses in separate structure(s) and/or integrated in residential building. Combination of above-grade structured parking with limited 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: 1.0 TOTAL Gross Square Feet: 228,080**

Categories	Percent of Total FAR	Square feet
Office		
Retail	10 - 30%	22,808-68,424
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*	70 - 90%	159,656-205,272**
TOTAL	100%	228,080**

*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 30-40
- 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)	159 - 205	1,000	205,272
High-Rise Multifamily (9 + stories)			
TOTAL:	159 - 205	1,000	205,272

Continued

**Exclusive of any ADUs or bonus units

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
83-3 ((1)) 18	2622 Fairview Drive	Kings Crossing Venture LLC	c/o JBG Rosenfeld	.459 ac.	7008 1830 0003 4284 0976
83-3 ((1)) 19	2700 Fairview Drive	Kings Crossing Venture LLC	4445 Willard Avenue, #700	.459 ac.	
83-3 ((1)) 20	6319, 6321, 6325, 6329	Kings Crossing Venture LLC	Chevy Chase, MD 20875 *	4.318 ac.	
	Richmond Highway				

* 20815 verified & corrected via email 9-23-09
 o Does not show in tax database verified via email 9-23-09

**Attachment 1
Proposed Plan Text**

***Include all of Nomination Property in Land Unit G.**

Land Unit G

The area along the east side of Richmond Highway south of Shields Avenue to Fairview Drive is planned for community-serving retail use up to .50 FAR, with the exception of Tax Map 83-3 ((1)) 18, 19 and part 20 which is planned for residential use at 3 to 4 dwelling units per acre.

Existing conditions present an opportunity for a well-designed, mixed-use project that will serve as the focal point and core area for the Penn Daw Community Business Center. As an option, Land Unit G is planned for a well integrated mix of retail, office, hotel and residential uses with an overall intensity of up to 1.0 FAR. Development proposals for a single integrated project or a project that allows for future coordination with other projects should meet the following conditions:

- Consolidation of Parcels 83-3((1))20, 23A, 24, 24A and 24B together with consolidation of additional lots in adjacent Sub-units E-1, E-2 and E-3 is encouraged. If full consolidation is not achieved, interparcel access to adjacent uses should be provided;
- The level of non-residential development should not exceed two-thirds of the total gross floor area for the entire mixed-use development. Appropriate first floor support retail and service uses designed to serve the development in this land unit should be encouraged;
- Non-residential uses should be located at the front of the property and oriented to Richmond Highway. Residential uses should be located toward the middle and rear of parcels 24A and 24B in order to take advantage of the visual and passive recreational amenity provided by the adjacent stream valley area. Residential density and building heights should be tapered from mid-rise or garden-style apartments to townhouses located nearest to the existing adjacent neighborhood;
- Building heights are tapered down toward the existing single-family area;
- Adequate measures to mitigate against undue environmental impact are provided. Steep slopes, streams and floodplains with their existing vegetation located on the property are preserved as a public park. Where past practices have degraded these slopes and streams, bioengineering approaches should be followed to restore them to more natural conditions and functions;
- Sufficient buffering and screening are provided to mitigate adverse impacts on adjacent residential areas;

- Adequate right-of-way is provided for road improvements;
- Pedestrian circulation and the use of mass transit is encouraged through site design, connection with proposed and existing pedestrian circulation systems in the area and other methods;
- Urban design elements, such as streetscaping, public art, pedestrian plazas, cultural/ recreation facilities, landscaped open space, landmarks or building designs which will denote this area as a focal point of the Penn Daw Community Business Center are provided. The urban design recommendations found at the end of this Plan, should be used as a guide; and
- Incorporation of residential use in office or retail buildings in an “above the shop” arrangement is encouraged.

As an option, if Sub-units E-1, E-2 and E-3 are substantially and logically consolidated with Land Unit G, a well-integrated mix of uses with an overall intensity at up to 1.0 FAR that includes at least two of the following uses: retail, office, hotel and residential. The conditions listed above should be fulfilled for the entire assemblage.

As an additional option, Tax Map 83-3 ((1) 18, 19 and 20, if consolidated, are planned for a mixed-use development including retail and residential uses up to 1.0 FAR, provided the following conditions are met:

- The level of non-residential development should not exceed two-thirds of the total gross floor area for the entire mixed-use development;
- Sufficient buffering and screening are provided to mitigate impacts on adjacent residential areas;
- Adequate right-of-way is provided for road improvements;
- Pedestrian circulation and the use of mass transit is encouraged through site design, connection with proposed and existing pedestrian circulation systems in the area; and
- Urban design elements, such as streetscaping, pedestrian amenities, landscaped open space, and quality architectural design are provided.

Part 6: Justification

Fairfax County Tax Map Parcels 51-3 ((1)) 18, 19, and 20 (the "Nomination Property") consist of approximately 5.236 acres located within the Mount Vernon Planning District, and more specifically within the MV3-Greater Belle Haven Community Planning Sector. Most of Parcel 20 is located within Land Unit G of the Penn Daw Community Business Center. The Nomination Property is located along the east side of Richmond Highway, immediately north of Fairview Drive. The Nomination Property is presently zoned a combination of C-8 (Highway Commercial District) and R-4 (Residential District, Four Dwelling Units/Acre). Most of the site is also within the Richmond Highway Commercial Revitalization District. The current Comprehensive Plan ("Plan") recommends Parcels 18, 19 and a small portion of 20 for residential use at three to four dwelling units per acre. The remainder of Parcel 20 is currently planned for community serving retail uses at up to .50 FAR with an option for mixed use development up to 1.0 FAR provided a number of conditions, including considerable consolidation, are met. The Nomination Property is developed with four free-standing retail/restaurant uses adjacent to Richmond Highway and the remainder is undeveloped.

The Nominator proposes to amend the Plan to designate all of the Nomination Property as part of Land Unit G of the Penn Daw Community Business Center. It is proposed that the existing base plan be maintained, and an option be provided for redevelopment of the consolidated 5.236 acres with a mixed-use project to include multi-family residential uses and community serving retail and service uses. A maximum FAR of 1.0 is proposed, exclusive of ADU and bonus units. The Nomination Property is large enough to provide an opportunity for a well designed mixed-use development that will help transform this section of the Richmond Highway corridor. It has significant frontage on Richmond Highway and has access available from Fairview Drive to the south and the adjacent commercial properties to the north. The proposed option would allow for a mixed-use development comprised of 10% to 30% retail and service uses and between 70% and 90% residential uses. This range of uses will allow some flexibility in responding to market considerations at the time of redevelopment. It is anticipated that the proposed development option could consist of stick built 4 to 5 story multi-family building(s) with retail uses provided in a portion of the first floor of the residential building(s) and in one or more separate structures. It is anticipated that the majority of the parking will be provided in an above grade structure with some limited surface parking. Appropriate transitions in height and massing would be provided toward the single family residential uses located to the south in the Fairview community.

The mixed-use option proposed with this Nomination would better achieve the Plan's objectives for the future revitalization and redevelopment of the Richmond Highway Corridor. Specifically, the Plan Nomination would help achieve the County's stated objectives to:

"Encourage substantial consolidation of contiguous parcels starting at the Richmond Highway frontage back to the existing stable residential neighborhoods to provide for projects that function in a well-designed,

efficient manner and for the redevelopment of unconsolidated parcels in conformance with the Area Plan.”

“Encourage better access and functional amenities through improvements to and integration of the pedestrian, bicycle and vehicular traffic systems by visually enhancing intersections, reducing curb cuts and providing better signage and access to commercial facilities and adjacent, non-commercial uses.”

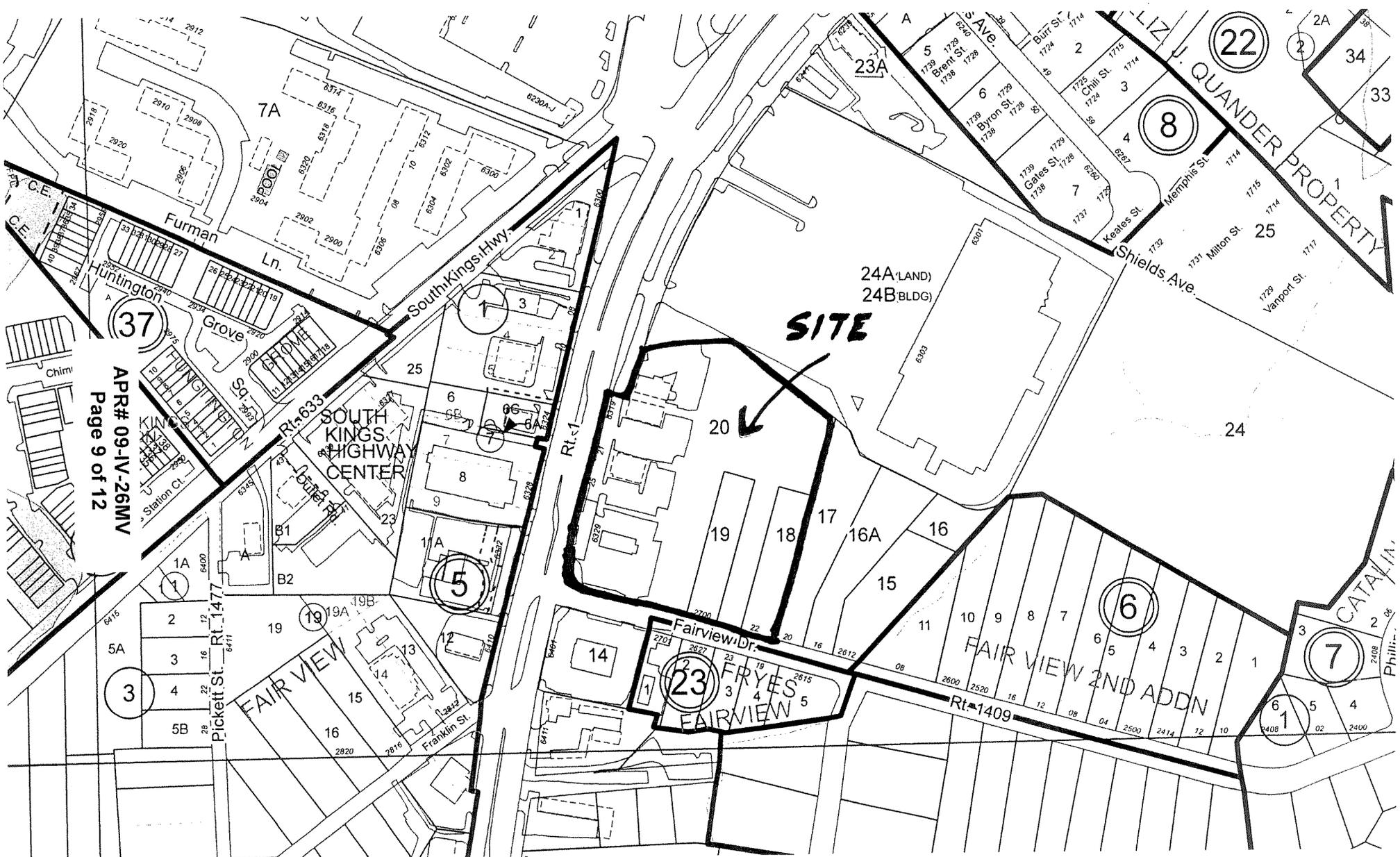
“Encourage revitalization and redevelopment of the Richmond Highway Corridor to create more attractive, commercially-viable, and functionally-efficient business centers and community focal points.”

The redevelopment of these properties would provide for consolidation of four parcels and the elimination of four freestanding small and aging commercial structures with numerous uncoordinated curb cuts on to Richmond Highway. In their place would be a pedestrian friendly, mixed-use development including opportunities for community-serving retail uses integrated within the development and high quality architectural design and streetscape improvements. Reduced and coordinated access points would improve the functioning of Richmond Highway. New residential uses, including additional affordable dwelling units in keeping with the County policies, would help support the area’s retail shops, restaurants and services and enliven the character of the area and could act as a catalyst for other revitalization projects.

Given the existing uses in the area, the current Plan’s consolidation requirements needed to pursue a mixed use development at a 1.0 FAR are not attainable. Yet without a viable option to redevelop the Nomination Property, it is likely to remain as currently developed, perhaps with cosmetic façade improvements but no major changes to function, access or long term vitality of the corridor.

In summary, the Nominator proposes that the entire Nomination Property be designated as a part of Land Unit G of the Penn Daw CBC and allow a new option for mixed-use development at up to 1.0 FAR. Please see Attachment 1 which provides proposed draft Comprehensive Plan language for the Nomination Property.

Justification (A0175972)



APR # 09-IV-26MV
Page 9 of 12

SITE

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8

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SOUTH KINGS
HIGHWAY
CENTER

FAIR VIEW 2ND ADDN

LIZ J. QUANDER PROPERTY

CATAWBA
Phillips

24A (LAND)
24B (BLDG)

Furman
Ln.

Huntington
Grove

South Kings Hwy

Rt. 1

Rt. 633

Fairview Dr.

FRYES
FAIRVIEW

Rt. 1409

Shields Ave.

FAIR VIEW

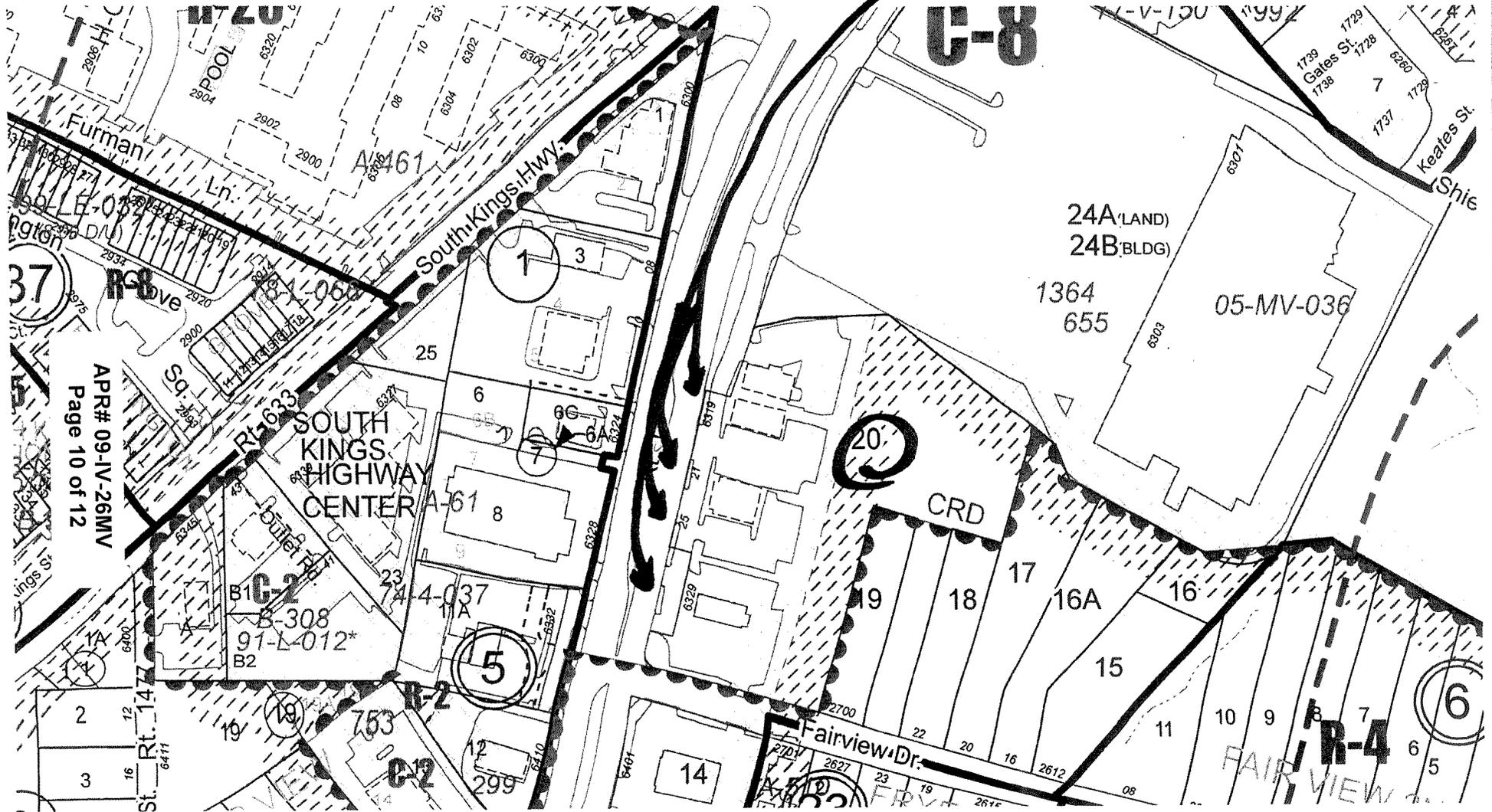
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Addresses



APR# 09-IV-26MV
Page 10 of 12

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R-4

FAIRVIEW

Van Dam, Meghan

From: Baker, Elizabeth D. [ebaker@arl.thelandlawyers.com]
Sent: Thursday, October 29, 2009 2:14 PM
To: Van Dam, Meghan
Subject: RE: 2009-2010 South County APR nomination (PC 2009-029)
Attachments: 2009-2010 South County Area Plans Review Application (A0178883).PDF

Hi Meghan,

I have reviewed the questions posed in your e-mail correspondence below, and do find there are some corrections needed on the nomination form. I have attached a revised nomination form with changes to page 20, but also answer your specific questions as follows:

- 1) **Please clarify the total square feet of the proposed development in Part 4g.** The total square feet of development, exclusive of ADUs or bonus units, is **228,080**.
- 2) **Please clarify which number is correct in Part 4h.** The total square feet of residential, exclusive of ADUs or bonus units, is **205,272**, not 228,080.
- 3) **Please clarify what type and number of units would result from the other end of the range (a combination of 68,424 SF of retail use and 159,656 SF of residential use) in Part 4h.** This range would result in approximately 159 multi-family units, most likely in a mid-rise structure, but potentially as low-rise multifamily.

I hope this clarifies the proposal. Can you please let me know you received this e-mail and of course please let me know if you have any additional questions.

Elizabeth D. Baker

Land Use Coordinator

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.

2200 Clarendon Boulevard, Thirteenth Floor

Arlington, VA 22201

Phone: (703) 528-4700

From: Van Dam, Meghan [mailto:Meghan.VanDam@fairfaxcounty.gov]
Sent: Thursday, October 15, 2009 10:48 AM
To: Baker, Elizabeth D.
Cc: Van Dam, Meghan
Subject: 2009-2010 South County APR nomination (PC 2009-029)

Elizabeth Baker
2200 Clarendon Boulevard, 13th Floor
Arlington, Va. 22201

RE: 2009-2010 South County APR nomination PC 2009-029

Dear Ms. Baker:

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-2009-029, has been received by the Department of Planning and Zoning. I am the Department of Planning and Zoning

APR# 09-IV-26MV

Page 11 of 12

11/2/2009

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 concerns:

- In part 4g: the Total Floor Area Ratio (FAR) Proposed, you have stated that the total square feet for the proposed development is 205,272. This total appears to be incorrect based on the square feet that is stated in the individual land use categories. Please clarify the total square feet of the proposed development.
- In Part H, the stated Total Square Feet is 228,080; however, the mid-rise residential unit square feet is 205,272. Please clarify which number is correct.
- In Part H, you have stated that 205 units of 1,000 SF per unit is proposed. It appears that this quantification is linked to one end of the range of proposed land use. Please clarify what type and number of units would result from the other end of the range (a combination of 68,424 SF of retail use and 159,656 SF of residential use).

This information should be provided to the Department of Planning and Zoning by October 29, 2009. Failure to do so will cause the nomination to be rejected.

Please address your response or questions to me at meghan.vandam@fairfaxcounty.gov.

Sincerely,

Meghan Van Dam

Meghan Van Dam, AICP
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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