

PC-2009-054
Revised nomination (pages 1-4)
11/2/09 email (and others)

APR# 09-III-2FC



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: David R. Gill / Gregory A. Riegler Daytime Phone: 703-712-5039/5360

Address: 1750 Tysons Boulevard, Suite 1800, McLean, VA 22102

Nominator E-mail Address: dgill@mcguirewoods.com / griegler@mcguirewoods.com

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

THIS BOX FOR STAFF USE ONLY	
Date Received:	_____
Date Accepted:	_____
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: 10

Total aggregate size of all nominated parcels (in acres and square feet): 22.963 acres ^{* post right of way dedication} 1,000,247 square feet

(Pre-Pav dedication)
area = 1.06 million SF
OR 24.3 acres

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: Sub-Unit Q9 of the Fairfax Center Area Planning District (see Exhibit 1)

b. CURRENT PLAN MAP RECOMMENDATION: Fairfax Center Area

c. CURRENT ZONING DESIGNATION: PRM, PDH-12, I-5, R-1, C-6, C-8

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). Clarification of where the potential office may be located (See Exhibit 1)

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?) See attached statement of justification

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: 1.15 TOTAL Gross Square Feet: 1,216,623 sq ft.

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional	No change in the mix of use from	existing plan
Private Recreation/Open Space	<u>SEE ATTACHED FORM</u>	<u>SEE ATTACHED FORM</u>
Industrial		
Residential*		
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
- 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)	* 44	2200	88,000
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9+ stories)			
TOTAL:	<u>SEE ATTACHED CHART</u>	<u>SEE ATTACHED CHART</u>	<u>SEE ATTACHED CHART</u>

* based on pre-ROW acreage (24.3 acres)

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
56-2-((1))-37D	N/A	Midland Road, LLC	1751 Pinnacle Drive, Suite 700 McLean, VA 22102	2.6	70042510000015961380
56-2-((1))-37G	N/A	Midland Road, LLC	1751 Pinnacle Drive, Suite 700 McLean, VA 22102	0.68	70042510000015961397
56-2-((1))-37A	11342 Lee Highway	SC Property Holdings, Inc.	P.O. Box 25025, Dept. PT-VA 08239 Glendale, CA 91201-5025	5.14	70042510000015961403
56-2-((1))-39	11332 Lee Highway	David L. Good, TR	11332 Lee Highway Fairfax, VA 22030	1.0	70042510000015961373
56-2-((1))-37E	4211 Ridge Top Road	WPPI Fairfax I LLC	1000 E 80th Place, Suite 700 North c/o White Peterman Properties Inc. Merrillville, IN 46410	6.11	70042510000015960475
56-2-((1))-37F	N/A	WPPI Fairfax II LLC	1000 E 80th Place, Suite 700 North c/o White Peterman Properties Inc. Merrillville, IN 46410	3.0	70042510000015961410
56-2-((1))-37B	N/A	Ridgewood Commercial Property Owners Association	1751 Pinnacle Drive, Suite 700 McLean, VA 22102	0.52	70042510000015960468
56-2-((1))-37C	N/A	Palmetto Hospitality of Fairfax SHS I LLC	340 E. Main Street, Suite 300 Spartanburg, SC 29302	1.8	70042510000015960451
56-2-((1))-72A	N/A	Centex Homes	3684 Centerview Drive Suite 100 Chantilly, VA 20151	0.18	70042510000015959639
56-2-((1))-40	11328 Lee Highway	Fairfax County Board of Supervisors	12000 Government Center Pkwy. Suite 533 Fairfax, VA 22035	1.7936	70070710000050519981

September 10, 2009

PART 6: JUSTIFICATION

Ridgewood

Sub-Unit Q-9/Tax Map Number 56-2-((1))37A, 37B, 37C, 37D, 37E, 37F, 37G, 39 (72A, 40)

Introduction

The intent of this nomination is to correct an inequity and provide additional flexibility in the plan language to allow office development to be located in a more visible, accessible and ultimately more appropriate location. Fundamentally, no additional development is being proposed. Merely already permitted uses are being re-allocated within the land unit to better respond to the market, provide a more appropriate location for future office uses, and create a more effective transition from the residential west of the site.

Background

The site is located along the north and south side of the Government Center Parkway between Ridge Top Road and Waples Mill Road. The existing Comprehensive Plan was the result of Plan Text Amendment S04-III-FC2 approved by the Board of Supervisors in 2006. The intent of the nomination at the time was to create a mixed use project predicated on the extension of Government Center Drive through the site, which supported a minimum of 150,000 sq. ft. of office. The 150,000 sq. ft. was roughly the amount of office that could have been developed under the existing zoning at the time of the plan amendment. Thus the approval of original plan amendment ensured no "net" loss of office.

To a great extent, the vision of the plan amendment has been realized through the implementation of the project known as Ridgewood (Tax Maps 56-2-((1))-37B, 37C, 37D, 37E, 37G), which is subject to the proffers associated with Rezoning #2005-SP-019. The critical extension of Government Center Parkway has been constructed and was opened to traffic last month. A 95,000 sq. ft. hotel at the corner of Waples Mill and Government Center Parkway is poised to open. The two primary residential buildings, which will also have at least 20,000 sq. ft. of community-serving retail, are under construction and will be delivered in the coming months. So the project has been a success in delivering on the vision the Board of Supervisors approved.

Unfortunately, since the approval of the original plan amendment, the dynamics of the office market in this area of the County have significantly altered. Vacancies have increased considerably as there are fewer tenants seeking space outside of the traditional core office locations. Smaller, isolated properties are less desirable and less likely to develop. For this site that means the more visible location with better access and a better connection to the commercial along Waples Mill is going to be the more viable location for office. This flexibility in location of the office also provides a greater incentive to for the Self-Storage Site to redevelop.

The site is also buttressed to the west by the thriving Ridgetop Commons community. Ridgetop Commons largely supported the original plan amendment because of the extension of Government Center Parkway, the creation of community retail and the high-quality mixed-use environment. All of these assets are currently being constructed on the site. The issue that was most troublesome for this community was the relationship to the proposed office building (Building 1) as both the garage façade and building itself could potentially loom over their community. However, this

September 10, 2009

nomination will mitigate that issue by providing a more natural transition to the Ridgetop Commons community and eliminate the parking garage façade facing their community.

Nomination

In practical terms, proposed nomination would allow replacement of the zoned office building located on Tax Map Parcel 56-2-((1))-37D (known as Building 1 on the rezoning) and the “orphan” multi-family residential building on Tax Map Parcel 56-2-((1))-37G (Building 2.1 on the rezoning) with 38 larger multi-family units to create a better transition to the Ridgetop Commons community to the west. Thus, the remaining development potential for office would be targeted to the remaining parcels in the Sub-Unit, Tax Maps 56-2-((1))-37A, 39 and 40, which comprise that prominent corner and is primarily used as self-storage (the “Self-Storage Site”).

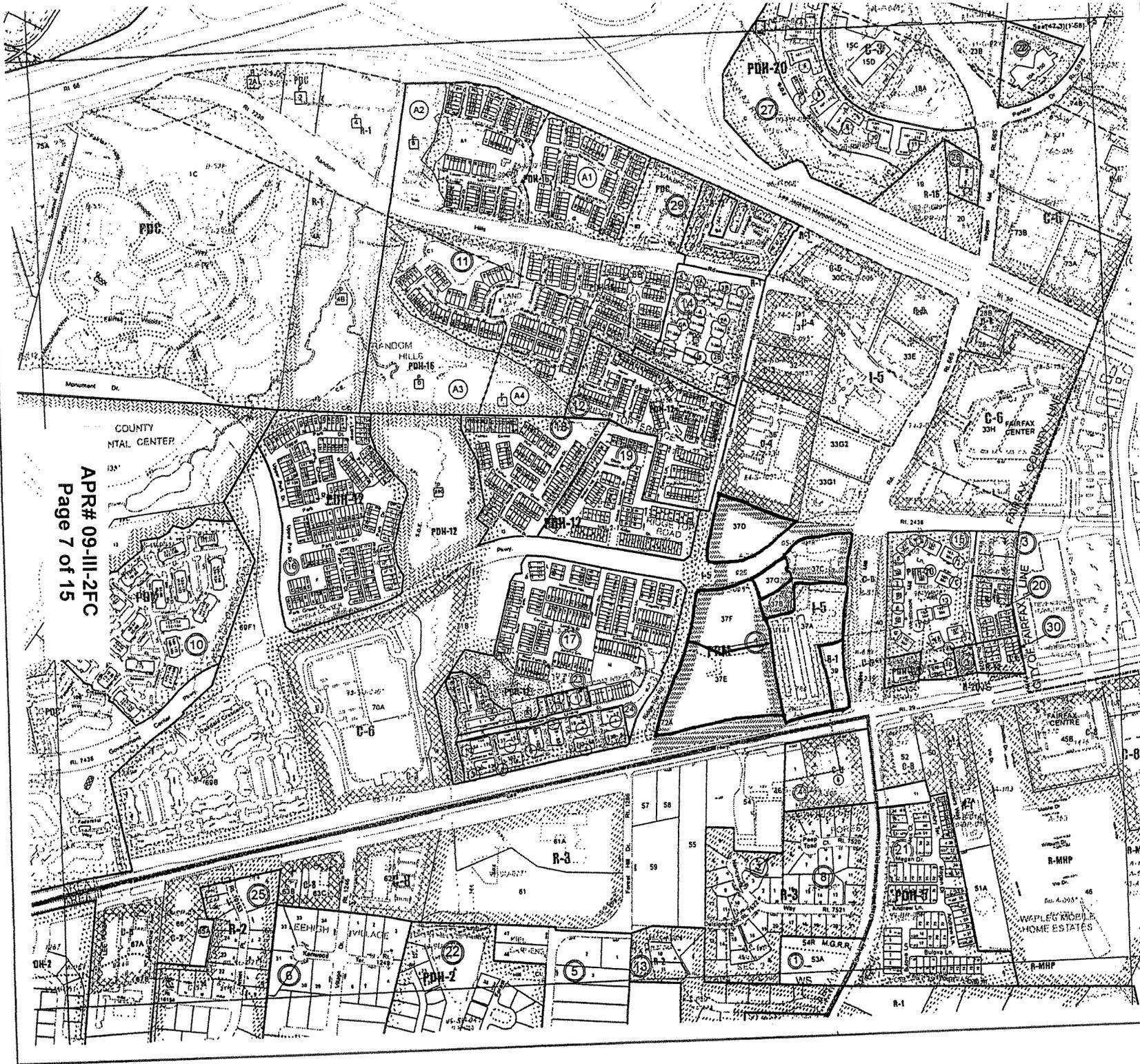
Within that context, this nomination would create a meaningful opportunity to replace the office building with multi-family residential, while ensuring no net loss of office by preserving the development potential to incorporate the 150,000 sq. ft. office. Some additional detail is important to understand how the office will be preserved. Under the current plan, the Self-Storage Site was assigned a maximum density of up to a 1.0 FAR for office/mixed-use, whereas Ridgewood was planned for residential/mixed-use up to a 1.2 FAR. The overall maximum FAR for the Sub-Unit equates to a 1.15 FAR.

Under this proposed nomination, the overall FAR for the entirety Sub-Unit would remain unchanged, no additional Gross Floor Area (GFA) will be created. Rather this nomination creates the flexibility to focus the remaining commercial development to a more viable office location to the more prominent and visible commercial corner at Waples Mill and Route 50. This will also provide a better incentive to redevelop the Self-Storage Site. The nomination will also create a more effective transition from the primarily residential focus of along Ridgetop Road to the primarily commercial focus along Waples Mill.

Conclusion

Ridgewood represents the successful implementation of a mixed-use concept supported by significant public infrastructure investment, the extension of Government Center Parkway. This nomination merely creates the flexibility to continue the established success of the project by better responding to the market and creating a more appropriate transition to the existing residential. Given these factors, we respectfully request your support of this nomination.

19885706.2



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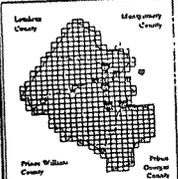
A Fairfax Planning Support Publication



Map Date: 09/11/09
Map Scale: 1" = 100 Feet
Map Projection: UTM
Map Datum: NAD 83
Map Contour Interval: 5 Feet

GENERAL NOTES

1. This map is a planning support publication and is not a legal document. It is intended to provide information to the public and to the County Board of Supervisors. It is not intended to be used as a legal document. The County Board of Supervisors is not responsible for any errors or omissions in this map. The County Board of Supervisors is not responsible for any damages or losses resulting from the use of this map. The County Board of Supervisors is not responsible for any claims or lawsuits filed against the County Board of Supervisors or any of its employees, agents, or representatives, in connection with the use of this map. The County Board of Supervisors is not responsible for any claims or lawsuits filed against the County Board of Supervisors or any of its employees, agents, or representatives, in connection with the use of this map.



ADMINISTRATIVE INDEX

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56-1	57-1	
56-3	56-4	57-3

SHEET INDEX

PROPERTY MAP ZONING
56-2

Revised to: 08-13-2009

Prepared by:
HIDALGO PLANNING & ARCHITECTURE, INC.
12000 Development Center Parkway, Suite 111
Falls Church, Virginia 22041-1111
Phone: 703-271-7111
Fax: 703-271-7111

EXHIBIT 1

ExistingProposed Comprehensive Plan Text Sub-Unit Q9

Sub-unit Q9 consists of the area between Ridge Top Road and Waples Mill Road, north of Route 29. It is planned for office use at an intensity up to 0.70 FAR at the overlay level. As an option, with the consolidation of a minimum of 18 acres, residential/mixed-use at an intensity up to ~~1.21~~1.05 FAR may be appropriate, provided that the following conditions are met:

- The character of the development should be primarily mid- or high-rise buildings with retail use integrated within the ground floor of residential and office buildings. Restaurants and ground-floor retail should help create an activity center for residents, visitors, and office workers. A defined and dynamic streetscape should be created along Ridge Top Road, Government Center Parkway, and all internal streets. Pad sites are not allowed;
- Buildings at the corner of Government Center Parkway and Ridge Top Road should be designed to incorporate ground floor retail. It is anticipated that at least 20,000 square feet of a variety of retail, restaurant, and community-serving uses should be located in the vicinity of this intersection;
- A minimum of a 50 foot vegetated buffer should extend from the planned right-of-way line to minimize noise and visual impacts of development along Route 29;
- ~~The office component should total at least 200,000 gross square feet. However, up to 50,000 square feet of office use may be replaced by hotel use;~~
- The planned extension of Government Center Parkway to Waples Mill Road is to be constructed as a four-lane divided roadway within the first phase of development. Dedication of land, construction or contribution to the Fairfax Center Area Road fund should be made for the planned transportation improvements, which includes the Route 29 and Waples Mill Road interchange;
- Land uses along the periphery of the development should complement the design and orientation of the neighboring land uses. In general, building heights should taper towards the south and east, or landscaping should offset and soften the transition of the building heights if this tapering is not feasible. Development also should provide substantial buffering and interparcel access to any unconsolidated parcels;
- A high quality, pedestrian-oriented living environment with recreation spaces, such as open lawn areas, urban parks, plazas and courtyards, should be provided to help meet the recreation needs of residents. Appropriate landscape features and pedestrian amenities, such as shading, seating, lighting, public art, bus shelters, trash cans, and other street amenities should be provided. A contribution should be made to offset the impact of this development on the active recreation facilities;
- Sidewalks and trails should safely connect the land uses within the development and to the surrounding area. These pedestrian pathways should be part of the overall circulation plan that should include continuous sidewalks, attractive pavement treatments, safe crossings, and bicycle facilities;

- An effective transportation demand management (TDM) program should be provided with each phase of development. It should encourage the use of alternative forms of transportation to reduce the number of vehicular trips. It should be based on the number and type of residential units and non-residential square footage, as deemed appropriate by the Department of Transportation. Any development should establish and implement strategies for the centralized management of the program. The TDM program could include staffing, resources, and dedicated areas for these services. Resources for telecommuting, transit subsidies, and “live where you work” incentives could be provided. Other programs could include, but would not be limited to, rideshare, vanpool, and carpool matching services or guaranteed ride home programs;
- The majority of the required parking should be structured or underground. Attractive façade treatments that are consistent with the overall architectural design should be used for any portion of a parking structure that is visible from the street;
- A geotechnical study should be completed to identify the depth of the asbestos soils and provide appropriate abatement and public safety measures during construction;
- Prior to any development, a survey should be conducted to determine the presence of significant historic archeological resources, using the scope of services approved by the County. The sub-unit has a high potential for these resources as Parcel 37 is known to have contained World War II Prisoner of War camp. Should any significant resources be found, then those resources should be conserved or the adverse impacts of any development mitigated. If resources are present, the applicant should work with the History Commission to write and fund the creation and installation of a historic marker on site;
- Affordable housing should be provided through compliance with the Affordable Dwelling Unit Ordinance, an appropriate proffer of and or units for affordable housing, or a financial contribution to the Fairfax County Housing Trust Fund. In addition, the provision of workforce housing to accommodate the needs of individuals or families making from 70 to 120 percent of the County’s median income is encouraged; and,
- Any development should mitigate the impact of the residential component on public schools.

Any remaining, unconsolidated parcels may develop at an intensity up to 1.0 FAR with office/mixed use, if all relevant conditions above are achieved and appropriate inter-parcel access is provided to the adjacent development. The overall intensity of the entirety of the Sub-Unit shall not be greater than 1.15 FAR.

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 \9886695.1

Revised chart, sent via email 11/11/2007

1/3

R-2008-054

Sub-Unit Q-9 Nomination

Tax Map #	Property Owner	Sq. Ft.	Acreage
56-2-((1))-37D	Midland Road, LLC	114,042	2.618
56-2-((1))-37G	Midland Road, LLC	29,716	0.682
56-2-((1))-37A*	SC Property Holdings, Inc.	223,971	5.142
56-2-((1))-39*	David L. Good	43,514	0.999
56-2-((1))-37E	WPPI Fairfax I, LLC	266,584	6.120
56-2-((1))-37F	WPPI Fairfax I, LLC	130,847	3.004
56-2-((1))-37B	Ridgewood Commercial Property Owners Association	22,949	0.527
56-2-((1))-37C	Palmetto Hospitality of Fairfax SHS I, LLC	82,519	1.894
56-2-((1))-72A*	Centex Homes	7,972	0.183
56-2-((1))-40**	Fairfax County Board of Supervisors	78,133	1.794
TOTAL		1,000,247	22.963

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	Land Area	Development Potential	
Current Plan	Land Area for 1.0 FAR Under Plan (includes Parcels 37A, 39, 40)	275,457 * 1.0 FAR	275,457
	Land Area for 1.2 FAR Under Plan (rezoning area)	784,305 * 1.2 FAR	941,166
	Total for Sub Unit	1,059,762	1,216,623
			Max FAR for Land Unit Under Current Plan 1.148015309

	GFA Transferred*			Proposed FAR		
Proposed Plan	Land Area for 1.0 FAR Under Proposed Plan (includes Parcels 37A, 39, 40)	275,457 * 1.0 FAR	275,457	95,560	371,017	1.3469144
	Land Area for 1.2 FAR Under Proposed Plan (rezoning area)	784,305 * 1.2 FAR	941,166	-95,560	845,606	1.078159645
	Total for Sub Unit	1,059,762	1,216,623			

* Applicant is proposing up to 88,000 gsf for 44 SFA; Only 54,440 gsf of residential is needed because of GSF allocated to Building 2.1; so (150,000 sf of office - (88,000-33,560) = 95,560

Max FAR for Land Unit Under Proposed Plan
1,216,623 1.148015309

APR Form Chart G

Current Plan for 18 acres (Per RZ 2005-SP-019)

Proposed Plan for 18 acres

	Percentage	GSF	Avg. Unit Size	Percentage	GSF	Avg. Unit Size
Office	15.94%	150,000		0.00%	0	
Hotel	10.09%	95,000		11.23%	95,000	
Retail	2.66%	25,000		2.96%	25,000	
Public						
Private Rec/Open Space						
Industrial						
Residential	71.31%	671,166		85.81%	725,606	
Residential Breakdown						
Low-rise MF	500 Units	671,166	1342 sf	484 Units	637,606	1314 sf
SFA* (Could be 2 over 2 unit as well)				40	88,000	2200 SF
			Total Res'd	524	725,606	

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APR Form Chart G

Current Plan for unconsolidated portion (Based on assumptions during OTPA)

Proposed Plan for unconsolidated portion

	Percentage	GSF		Percentage	GSF	
Office	54.62%	150,457		80.98%	300,457	
Retail						
Public						
Private Rec/Open Space						
Industrial						
Residential	45.38%	125,000		19.02%	70,560	
Residential Breakdown						
Low-rise MF	93 Units	125,000	1342 sf	52 Units	70,560	1342 sf

APR Form Chart

Current Plan for entire land unit

Proposed Plan for entire land unit

	Percentage	GSF	Avg. Unit Size	Percentage	GSF	Avg. Unit Size
Office	24.70%	300,457		24.70%	300,457	
Hotel	7.81%	95,000			95,000	
Retail	2.05%	25,000		2.05%	25,000	
Public						
Private Rec/Open Space						
Industrial						
Residential	65.44%	796,166		65.44%	796,166	
Residential Breakdown						
Low-rise MF	593 Units	796,166	1342 sf	536 Units	708,166	1321 sf
SFA* (Could be 2 over 2 unit as well)				40	88,000	2,200 sf
			Total Res'd:	576	796,166	1372 sf

Van Dam, Meghan

From: Gill, David Robert-Jan [dgill@mcguirewoods.com]
Sent: Wednesday, November 11, 2009 2:48 PM
To: Van Dam, Meghan
Subject: RE: Ridgewood
Attachments: Active_10132046_3_Ridgewood FAR Spreadsheet.XLS

To close loop from our conversation - attached is the revised spreadsheet, with the Average Unit size. Please let me know if you need anything else to accept this application.

David R. Gill
 McGuireWoods LLP
 1750 Tysons Boulevard, Suite 1800
 McLean, VA 22102-4215
 703.712.5039 (Direct Line)
 703.712.5297 (Direct FAX)
 dgill@mcguirewoods.com

This e-mail may contain confidential or privileged information. If you are not the intended recipient, please advise by return e-mail and delete immediately without reading or forwarding to others.

From: Gill, David Robert-Jan
Sent: Monday, November 09, 2009 1:22 PM
To: 'Van Dam, Meghan'
Cc: Chiblow, Lisa M.
Subject: RE: Ridgewood

Meghan, see my answer below in **bold**, but this is becoming confusing enough that would you have time sometime tomorrow morning to meet? I will revise to address all your comments below, but I think its worth both of our time to sit down and go through what is exactly happening.

David R. Gill
 McGuireWoods LLP
 1750 Tysons Boulevard, Suite 1800
 McLean, VA 22102-4215
 703.712.5039 (Direct Line)
 703.712.5297 (Direct FAX)
 dgill@mcguirewoods.com

This e-mail may contain confidential or privileged information. If you are not the intended recipient, please advise by return e-mail and delete immediately without reading or forwarding to others.

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

From: Van Dam, Meghan [mailto:Meghan.VanDam@fairfaxcounty.gov]
Sent: Monday, November 09, 2009 12:36 PM
To: Gill, David Robert-Jan
Subject: RE: Ridgewood

Hi David- Thank you for getting this chart to me. I have a couple of additional thoughts and then, finally, we can go ahead and accept this nomination.

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11/12/2009

(pages 3-6 removed)

- Please separate the office use from the hotel use. Since you are proposing to specifically eliminate to the minimum for office use from the 18-acre consolidation, we need to have the specific numbers for each use.

As clarification, under the plan and rezoning now, we could convert the 95,000 gsf of hotel to 50,000 gsf of office and vice versa. The site is currently being developed with a hotel. Do you want me to include both uses then or just the hotel?

- The residential calculations are also all over the map and need some work. First, we need one standard unit size for the low-rise, multi-family units. For one section it appears that you are using a number of ~1,000 SF per unit, while the other sections use a number of ~1,300 SF per unit. This is confusing because the number of units in the full build-out scenario is not the cumulative addition of the previous two scenarios.

Yes it is confusing because we are introducing new product. And the average unit size is not driving unit count, it is simply result of dividing the available GFA by the likely number of units, which we know will be 484 MFA and 44 towns on the 18 acres, plus the remainder on the unconsolidated.

- Also, the rezoning application, which appears to be the basis for the 18-acre consolidation, was approved with a total of 478 multi-family units, 16 stacked townhomes and 462 low-rise MF units (671,166 SF). However, you have stated that the number is 500 multi-family units

I think this is the source of some confusion. The proffers say 500 units maximum as do the tabulations on sheet 3 of CDP/FDP. 16 of those MFU units are assigned to Building 2.1, 33,560 gsf. Our nomination is converting Buildings 2.1 and Building 1 (together 183,560 gsf, 16 dus) into 44 townhomes over 88,000 gsf for the 18 acres consolidated, with the remainder of office being transferred to the unconsolidated.

(671,166 SF). This statement is confusing because it appears as though you are reducing the number of multi-family units in the proposed plan, when you are not. In another section, you state that you are increasing the number of units by 44 townhomes. This is another point of confusion because the 44 townhomes include the 16 units (~33,560 SF) that are already approved, reducing the GFA transferred in only ~63,000 SF. Your proposal appears to double count these 16 units.

Hrrm, I might be, but I did not think I was. I did realize I did not add the maximum number of MF unit under the current plan right, it should be 625 not 600 as I had it previously.

- Finally, the zoning districts are PDH-12 (parcel 72A), I-5 (parcel 37A), R-1 (parcel 39), and C-6/C-8 (parcel 40), in addition to PRM.
Please confirm this statement.

Correct.

Thanks,

Meghan

-----Original Message-----
From: Gill, David Robert-Jan [mailto:dgill@mcguirewoods.com]
Sent: Friday, November 06, 2009 4:13 PM
To: Van Dam, Meghan
Cc: Chiblow, Lisa M.
Subject: RE: Ridgewood

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11/12/2009

Van Dam, Meghan

From: Gill, David Robert-Jan [dgill@mcguirewoods.com]
Sent: Tuesday, November 03, 2009 2:22 PM
To: Van Dam, Meghan
Cc: Chiblow, Lisa M.
Subject: RE: Ridgewood
Attachments: 1296_001.pdf; 1297_001.pdf

Consistent with our prior discussions, attached, please find the executed nomination form and the certified letter to the Board.

In terms of our nomination, we calculate the land area for all of Q-9 to be a 1.15 FAR (the 1.2 FAR over the area of the rezoning and the 1.0 over the remaining parcels (not including Parcel 40 - the BoS piece). Consistent with our prior correspondence, our nomination is intended to allow up to 40 Townhomes or 2 over 2 units at 2,200 gsf each (for a total of 88,000 gsf) replacing the planned and zoned 150,000 gsf office building. From a plan perspective then, the nomination results in a reduction in density on the "18 consolidated acres" by 62,000 gsf (150,000 office - 88,000 for the proposed towns) and essentially transferring that 62,000 gsf density to the remainder of the sub unit, so no change in the total FAR allowed in the sub unit. My calculations result in the following FAR for the "18 consolidated acres": 1.12 FAR, down from the current 1.2 FAR, and for the entirety of the land unit: 1.15 FAR, same as it is currently (assuming no density for the Board piece, Parcel 40).

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From: Van Dam, Meghan [mailto:Meghan.VanDam@fairfaxcounty.gov]
Sent: Tuesday, November 03, 2009 11:52 AM
To: Gill, David Robert-Jan
Subject: RE: Ridgewood

lovely, thank you. I look forward to seeing the nomination.

From: Gill, David Robert-Jan [mailto:dgill@mcguirewoods.com]
Sent: Tuesday, November 03, 2009 11:45 AM
To: Van Dam, Meghan
Subject: FW: Ridgewood

Meghan,

See below, our engineer was able to track down the history of the parcel (72A). The area is only 7,972 sf. We are amending our nomination form to reflect this correct area. I will have a copy of the amended and executed nomination form as well as a copy of the BOS certified letter to you by close of business today.

APR# 09-III-2FC
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11/12/2009