



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: Plaza 500 LLC By: Martin D. Walsh Daytime Phone: 703-528-4700

Address: Walsh, Colucci, Lubeley, Emrich & Walsh, PC 2200 Clarendon Blvd., #1300, Arlington, VA 22201

Nominator E-mail Address: mwalsh@arl.thelandlawyers.com emckeeby@arl.thelandlawyers.com

Signature of Nominator (NOTE: There can be only one nominator per nomination): Martin D. Walsh by em

THIS BOX FOR STAFF USE ONLY
Date Received: 9/16/09
Date Accepted: 9-23-09 XRR
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.) See attached Property Information Table

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

PART 2. GENERAL INFORMATION

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

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 34.16 acres 1,488,010 square feet

Is the nomination a Neighborhood Consolidation Proposal? [] Yes [X] 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.) [X] 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: "The 34-acre Plaza 500 tract on Edsall Road is planned for light industrial and warehousing uses up to a .50 FAR."

b. CURRENT PLAN MAP RECOMMENDATION: Combination of Industrial and public parks.

c. CURRENT ZONING DESIGNATION: Combination of I-3 and I-5.

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). Retain base Plan and add option for mixed-use development up to a 1.85 FAR if certain criteria are met as proposed in nomination.

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?) Mixed-use development ranging from three to seven stories in height with a combination of structured and 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: 1.85 TOTAL Gross Square Feet: up to approx. 2,750,000
 (Please see attached note for part "G" and part "H" below.)

Categories	Percent of Total FAR	Square feet
Office	Approx. 33%	Approx. 900,000
Retail	Approx. 2%	Approx. 60,000
Hotel Public Facility Govt & Institutional	Approx. 3%	Approx. 90,000
Private Recreation/Open Space		
Industrial		
Residential*	Approx. 62%	Approx. 1,700,000
TOTAL	100%	Approx. 2,750,000

*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	20	3,000	60,000
Low-Rise Multifamily (1-4 stories)	200	1,100	220,000
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9+ stories)	1,300	1,092	1,420,000
TOTAL:	1,520		1,700,000

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

033

Area Plans Review



2009-2010 SOUTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

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
81-2-((1))-7	6295 Edsall Rd.	Plaza 500 LLC	P.O. Box 34472 c/o Thomson Property Tax Services Washington, DC 20043	34.16	PLAZA 500, LLC <i>[Signature]</i>
					FIRST POTOMAC MANAGEMENT MANAGER, NEW DEVELOPMENT

APPR# 09-1-2L
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Part 6: Justification

The approximately 34.16 acre parcel, Fairfax County Tax Map Parcel 81-2-((1))-7, (the "Nomination Property") is within the Comprehensive Plan's Lincolnia Planning District, and more specifically, within the L-3 Bren Mar Park Community Planning Sector. The Nomination Property is located on the south side of Edsall Road, between Turkeycock Run and the City of Alexandria. The current Comprehensive Plan text provides a specific land use recommendation for the Nomination Property which states, "The 34-acre Plaza 500 tract on Edsall Road is planned for light industrial and warehousing uses up to .50 FAR." The Nomination Property is currently developed with an approximately 511,000 square foot building which was constructed in 1973.

In planning for the future of the Nomination Property, after the useful life cycle of the existing, aging industrial building, this Nomination proposes to maintain the current base plan for the Nomination Property, and add a future option for mixed use development on the Nomination Property if certain criteria are met. The Nomination Property offers a unique opportunity for a cohesive, mixed-use development as it is a large parcel under a single ownership within proximity to the Van Dorn Metrorail Station. In addition, the Nomination Property serves as a gateway into Fairfax County from neighboring City of Alexandria (which has recently adopted a new Small Area Plan for the Landmark Van Dorn Corridor). The proposed additional Plan option for the Nomination Property envisions mixed use development comprised of approximately 3% hotel, 35% office/retail, and 62% residential development at a maximum FAR of 1.85. It is anticipated that the proposed development option may be phased and could consist of multiple building ranging in height from 3 to 7 stories and may include a combination of surface and structured parking.

The widely recognized principles for "smart growth" as well as more recently adopted County planning policy promote Transit-oriented, mixed-use development within proximity to mass transit facilities. The Nomination Property is located within a one mile drive and approximately 1 mile walk to the Van Dorn Metro Station. In addition, the size of the Nomination Property offers a unique opportunity for a mixed-use development plan that provides high-quality design, site layout and circulation via a new grid of streets. The current industrial development on the Nomination Property creates nearly all impervious surface, while a potential redevelopment of the Nomination Property would significantly reduce the impervious surface area and provide an opportunity for more sustainable and environmentally sensitive development in accord with the County's adopted green building policy plan.

In summary, with this Nomination, the Nominator proposes that the Nomination Property retain its current Comprehensive Plan language, and add a new option to consider transit-oriented, mixed-use development if certain criteria are met. Please see attached (Attachment 1) proposed draft Comprehensive Plan Language for the Nomination Property. We look forward to working with Staff on this APR nomination. Please do not hesitate to call me if you have any questions or require additional information for this nomination.

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Proposed Comprehensive Plan Text

**Lincolnia Planning District
L-3 Bren Mar Park Community Planning Sector**

Existing Land Use Recommendation #6

6. The 34-acre Plaza 500 tract on Edsall Road is planned for light industrial and warehousing uses up to .50 FAR.

(Nomination Proposed to add the following Language)

As an option, mixed-use development up to 1.85 FAR may be appropriate for the Plaza 500 tract. Compatible transitions in height, bulk and intensity to adjacent residential development should be considered. In addition, any development proposal submitted under this option may be phased and should meet the following criteria:

- A transportation analysis should be performed in conjunction with any rezoning application and commitments for improvements to mitigate transportation impacts directly related to the site generated traffic should be provided;
- Transportation Demand Management (TDM) commitments are made and the development provides incentives to encourage Metro usage;
- The future rezoning application provides a quality site layout with consolidated vehicular access to the development.

Note – Part ‘G’ and ‘H’ of Application Form – Use and FAR Matrix Charts

The following paragraph serves to supplement the matrix charts on Part ‘G’ and Part ‘H’ of the APR Nomination application form. We have provided the charts to state the proposed maximum development square footages that may be associated with the new mixed-use option provided in this APR nomination. It is important to note, that these numbers are approximate and are provided solely as the baseline for Staff’s analysis of the proposed mixed-use option in the APR Nomination and do not represent a specific rezoning proposal or site plan at this time.