

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK

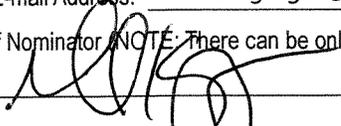
Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: SCF (Michael Grogan) Daytime Phone: 202-223-6900x17

Address: South County Federation P.O. Box 442
Lorton, Va. 22199

Nominator E-mail Address: michael.grogan@cox.net

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


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.
President, South County Federation

| | |
|-----------------------------|-----------------------|
| THIS BOX FOR STAFF USE ONLY | |
| Date Received: | <u>6/17/09 mailed</u> |
| Date Accepted: | <u>9-30-09 cak</u> |
| Planning District: | <u>MV</u> |
| Special Area: | _____ |

PART 2. GENERAL INFORMATION

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

Total number of parcels nominated: 4

Total aggregate size of all nominated parcels (in acres and square feet): 272.47 acres _____ 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 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: See Attachment

b. CURRENT PLAN MAP RECOMMENDATION: Industrial and residential at 1 DU/AC

c. CURRENT ZONING DESIGNATION: I-6 and R-1

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). See Attachment

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?) The current Comprehensive Plan allows this space to remain as 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 | | |
| Retail | | |
| Public Facility, Govt & Institutional | | |
| Private Recreation/Open Space | | |
| 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) | | | |
| Mid-Rise Multifamily (5-8 stories) | | | |
| High-Rise Multifamily (9 + stories) | | | |
| | | | |

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 |
|----------------|---------------------------------------|-------------------------|--------------------------------|----------------------|--|
| 1131 01 0005 | N/A | FURNACE ASSOCIATES INC | 11220 ASSETT LP SUITE 201 MANA | 262.9097 | 7099340000123110766 |
| 1131 01 0011 | 10112 FURNACE RD | FURNACE ASSOCIATES INC, | 11220 ASSETT LP SUITE 201 MANA | 0.8713 | 7099340000123110766 |
| 1131 01 0012 | 10100 FURNACE RD | FURNACE ASSOCIATES INC | 11220 ASSETT LP SUITE 201 MANA | 8.223 | 7099340000123110766 |
| 1131 01 0013 | 10018 FURNACE RD | FURNACE ASSOCIATES INC | 11220 ASSETT LP SUITE 201 MANA | 0.4613 | 7099340000123110766 |
| | | | | | |
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Sub-unit B3

These two triangular-shaped pieces of property west of Furnace Road together contain about 27 acres and are planned for industrial use for a recycling center and/or recycling-related industries with an option in the long range for public open space when the adjacent landfills are covered.

Sub-unit B4

Sub-unit B4 contains a private debris landfill. To help mitigate any visual impacts upon the surrounding area, buffers should be maintained around the landfill. When the landfill is built-out, it is recommended that the site ultimately be developed with active recreational uses such as a golf course.

Sub-unit B5

Sub-unit B5 is located north of the Occoquan River, west of I-95 and east of the Laurel Hill site. This is a "gateway" site and special attention should be employed in the use and development of this sub-unit.

Sub-unit B5 is planned for mixed-use development to include but not limited to office, industrial, industrial/flex uses with ancillary restaurant and child care facility uses up to .25 FAR in keeping with their riverfront and gateway locations, under the following conditions:

- Substantial consolidation of the property in Sub-unit B5 should be provided to allow for a high-quality, integrated development;
- If portions of land on Sub-unit B5 are undevelopable due to sensitive environmental conditions, then those areas should be preserved and development should be located and transferred to Land Unit C. Development intensity on Land Unit C is planned up to .25 FAR; however, the FAR may be increased up to .27 to accommodate the transfer of development from Sub-unit B5 if the transfer is provided under one unified development and rezoning action;
- Generally, development on steep slopes (in excess of 15 percent) should not be allowed;
- Adequate access with minimization of access points should be provided. A right-turn only ingress and egress on Route 1 may be considered between Furnace Road and the Occoquan River Bridge;
- Effective landscaping, possibly including berms along Route 1, should be provided;
- A thorough heritage resources survey should precede and, if appropriate, accompany development and the recovery of significant heritage resources should be undertaken with development;
- No outdoor storage uses should be permitted;
- High-quality design that is in keeping with the "gateway" concept which incorporates substantial on-site landscaping should be provided throughout the site;

PROPOSED COMPREHENSIVE PLAN CHANGE

Sub-unit B3

These two triangular-shaped pieces of property west of Furnace Road together contain about 27 acres and are planned for light industrial use ~~for a recycling center and/or recycling related industries with an option in the long range~~ for public open space when the adjacent landfills are covered.



A Fairfax County, Virginia Publication



Map file as of 7/15/09 based on 1742 & 1868 and 1912 records. Original Virginia Cadastral System - dates as of 1912. Scale: 1" = 100' based on 1912. This map is a reproduction of the original records.

GENERAL NOTES

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This map is a reproduction of the original records. It is not a survey and should not be used for legal purposes. The original records are the authoritative source of information regarding the land parcels shown on this map.

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ADMINISTRATIVE INDEX

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| 12-2 | 113-2 | |
| 12-4 | 13-3 | 13-4 |

SHEET INDEX

CADASTRAL MAP

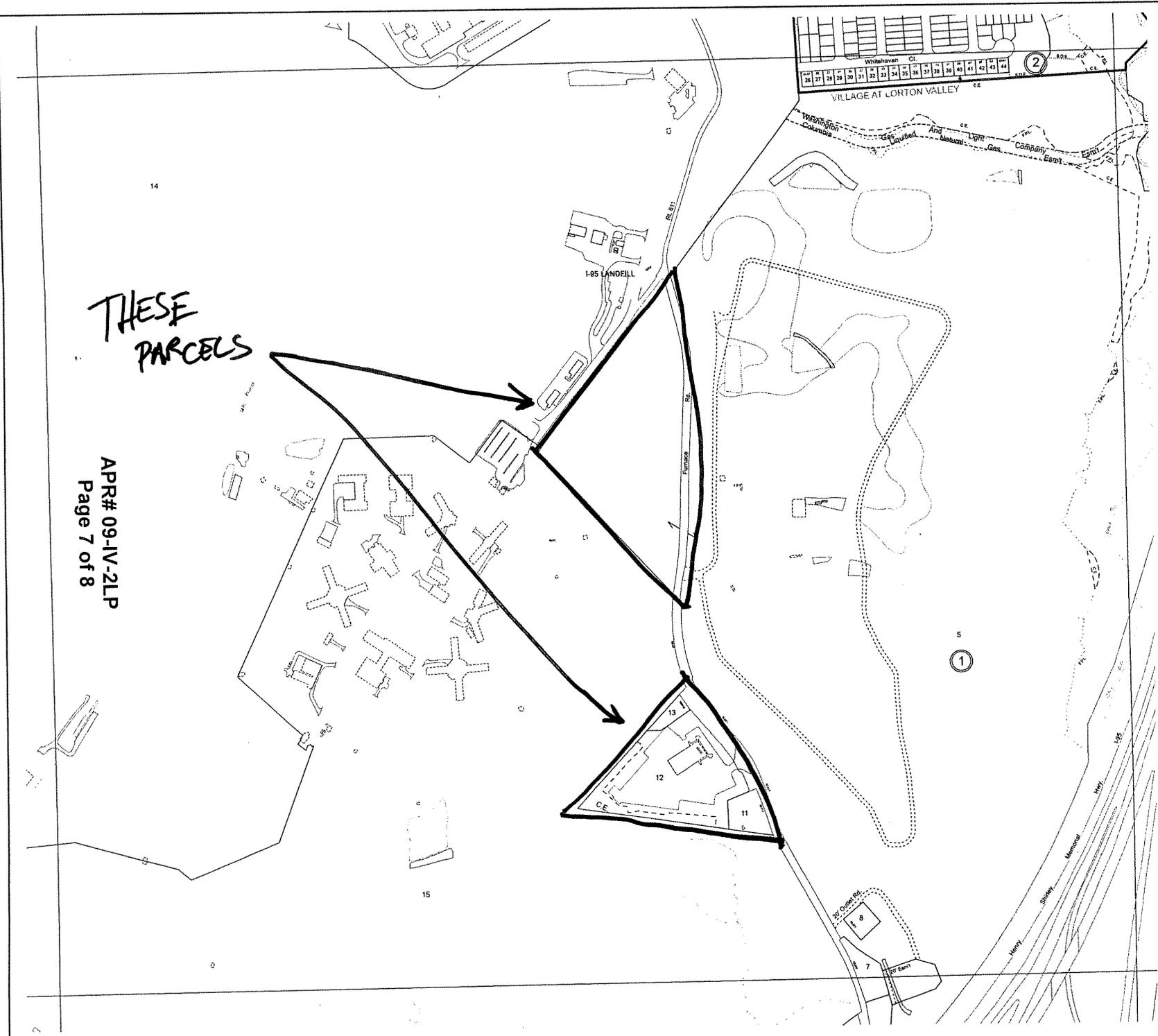
113-1

Revised to: 05 - 26 - 2009

Prepared by:
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Print Date: 26 May 2009



THESE PARCELS

APR# 09-IV-2LP
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JUSTIFICATION

The Lower Potomac Planning District has evolved significantly in the past 40 years. An area that was once dominated by the District of Columbia Department of Corrections site is now considered to be the southern "gateway" to the Nation's Capital, Fairfax County and the community. The Comprehensive Plan currently states that development within the region "is envisioned to contribute to an attractive "Gateway to Fairfax County and to the National Capital Area."

Some negative (or "disruptive") uses such as landfills and prison facilities have been replaced by parks and schools to service the community. The area is poised to benefit from the explosive growth of the region, but is tainted and being restrained by quarries, landfills, recycling centers and the attendant truck traffic. Since the Noman Cole Sewage Treatment plant and the Fairfax Water Facility are to be retained for the long-term, and given the high concentration of other disruptive uses within the Lower Potomac Planning District, the community does not support the expansion or continued operations of recycling centers and similar uses in the Lower Potomac Planning District. All such operations should be discontinued at the earliest possible time. They are inconsistent with the prevailing residential character of the community and inhibit the natural and orderly expansion of compatible uses, jobs and housing, particularly those anticipated as a result of the Base Realignment and Closure (BRAC) Act.