



2009-2010 SOUTH COUNTY AREA PLANS

PC 2009-035

REVISED (Attachments + 10/27/09 email)

APR# 09-IV-2S

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: Sarah E. Hall on behalf of Inova Health Care Services Daytime Phone: 703-293-7231

Address: Blankingship & Keith, PC, 4020 University Drive, Suite 300, Fairfax, Virginia 22030

Nominator E-mail Address: shall@bklawva.com

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

Sarah E Hall

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. Agent

THIS BOX FOR STAFF USE ONLY
Date Received: 9/14/09
Date Accepted: 9-24-09 LRR
Planning District:
Special Area:

PART 2. GENERAL INFORMATION

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

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 8.16* acres 355,336 square feet

Is the nomination a Neighborhood Consolidation Proposal? Yes No [x]

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 [x]

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: Attached

b. CURRENT PLAN MAP RECOMMENDATION: 3-4 DU/AC Alternative uses, (Plan Amendment 598-IV-5)

c. CURRENT ZONING DESIGNATION: I-4 APR# 09-IV-2S Page 1 of 21

* 8.16 acres post-VDOT dedications (1999/2001), original acreage 10.46 ac. (see attached deed.)

Continued

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). Attached _____

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?) Expansion of existing medical care facility, offices and accessory uses through construction of additional 8 story building and construction of associated parking structure no more than 60 feet above grade.

f. NON-RESIDENTIAL: Check the appropriate use
 Office Retail ~~Office~~ Institutional *
 Industrial Open Space
 Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: 0.65 * TOTAL Gross Square Feet: 296,165 *

Categories	Percent of Total FAR	Square feet
Office	62%	183,622
Retail		
Public Community Institutional *	38%	112,543
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	296,165

*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. * Emergency department, imaging, outpatient surgery, physical therapy and similar uses.
 h. RESIDENTIAL COMPONENT (Circle the appropriate density range proposed and complete the table to the right):

- 1 - .2 du/lac (5-10 acre lots) 5 - 8 du/lac
- 2 - .5 du/lac (2-5 acre lots) 8 - 12 du/lac
- 5 - 1 du/lac (1 - 2 acre lots) 12 - 16 du/lac
- 1 - 2 du/lac 16 - 20 du/lac
- 2 - 3 du/lac 20+ (specify 10 unit density range)
- 3 - 4 du/lac _____
- 4 - 5 du/lac _____

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)				
TOTAL				

* 296,165 SF based on original acreage of 10.46 acres (pre 1999/2001 deductions) effective density 0.63 FAR (10/21/09 email, MWD)

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.

Attached

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
91-1((1)) 11A		Inova Health Care Services	8100 Gatehouse Rd., Suite 200, East Tower, Falls Church, VA 22204	8.16	7006 2760 0001 2398 4999

community-serving office and retail uses, and the historic Olivet Episcopal Church are located here. Compatible redevelopment along with an urban park will help establish this area as a community focal point and complement the function of this area as a location for community activities and interaction.

Figure 46 indicates the geographic location of land use recommendations for this sector.

1. The area of approximately 64 acres generally located in the northwest quadrant of Franconia-Springfield Parkway and Beulah Street consists of an older residential neighborhood and land zoned for industrial use (I-4 and I-5). Access to the industrial area is available only through the residential neighborhood due to a limited access easement along the Franconia-Springfield Parkway. This area is located in close proximity to the Joe Alexander Transportation Center. Given the unique characteristics of the site, additional planning objectives for this area are to resolve the issue of land use compatibility and promote transit oriented development at this location. The area is divided into Land Units A, B, and C as depicted on Figure 47.

LAND UNIT A

At the baseline, Land Unit A, located east of the CSX Railroad tracks, north of the Franconia-Springfield Parkway, and at the terminus of Lewin Drive, is planned for residential use at 3-4 dwelling units per acre or for low-intensity office use up to .25 FAR. In all instances, the portion of the land unit located south of the Franconia Springfield Parkway should be dedicated to the County for open space with the intensity associated with this area shifted to the portion of the land unit north of the Parkway.

Development should provide well-designed interior circulation with no direct vehicular access through the Lewin Park community or to the Parkway. Access from the Parkway for emergency vehicles associated with an urgent care facility and a shuttle bus linking the Metro Station, and a right-in/right-out vehicular connection from Land Unit A to the Parkway may be appropriate provided that such are approved by the Commonwealth Transportation Board and reviewed by the Fairfax County Department of Transportation. Attention should be paid to proper siting of structures to enhance the relationship to the transportation center.

LAND UNIT B

The area north of Lewin Park, west of Beulah Street, and south of the industrial uses along Gravel Avenue is planned for residential use at 3-4 dwelling units per acre at the baseline. If consolidation of all parcels occurs, office or hotel use up to .25 FAR may be appropriate if a buffer, at least 25 feet in width, and a 7-foot brick wall are provided to assist in creating a transition to the residential community to the south. The buffer should contain evergreen trees to provide year round screening.

OPTION FOR LAND UNITS A & B

As an option, office with support retail uses up to .55 FAR and up to 110,000 gross square feet total for office with an option for a child care center may be appropriate, if at least 15 acres of Land Unit A and all of Land Unit B are consolidated to create a mix of uses on the site and provide a transition to development along Beulah Street. To assist in creating the

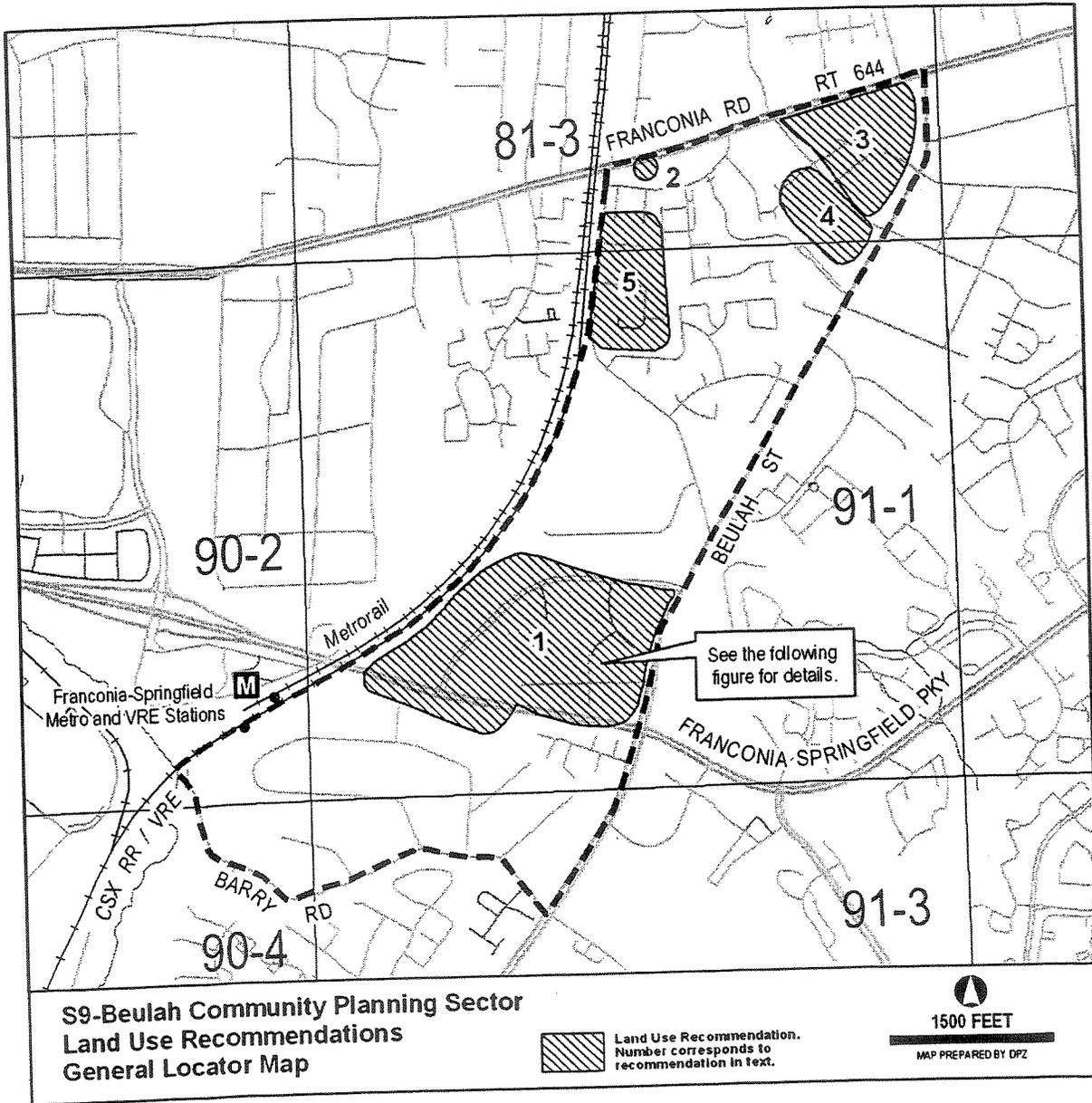
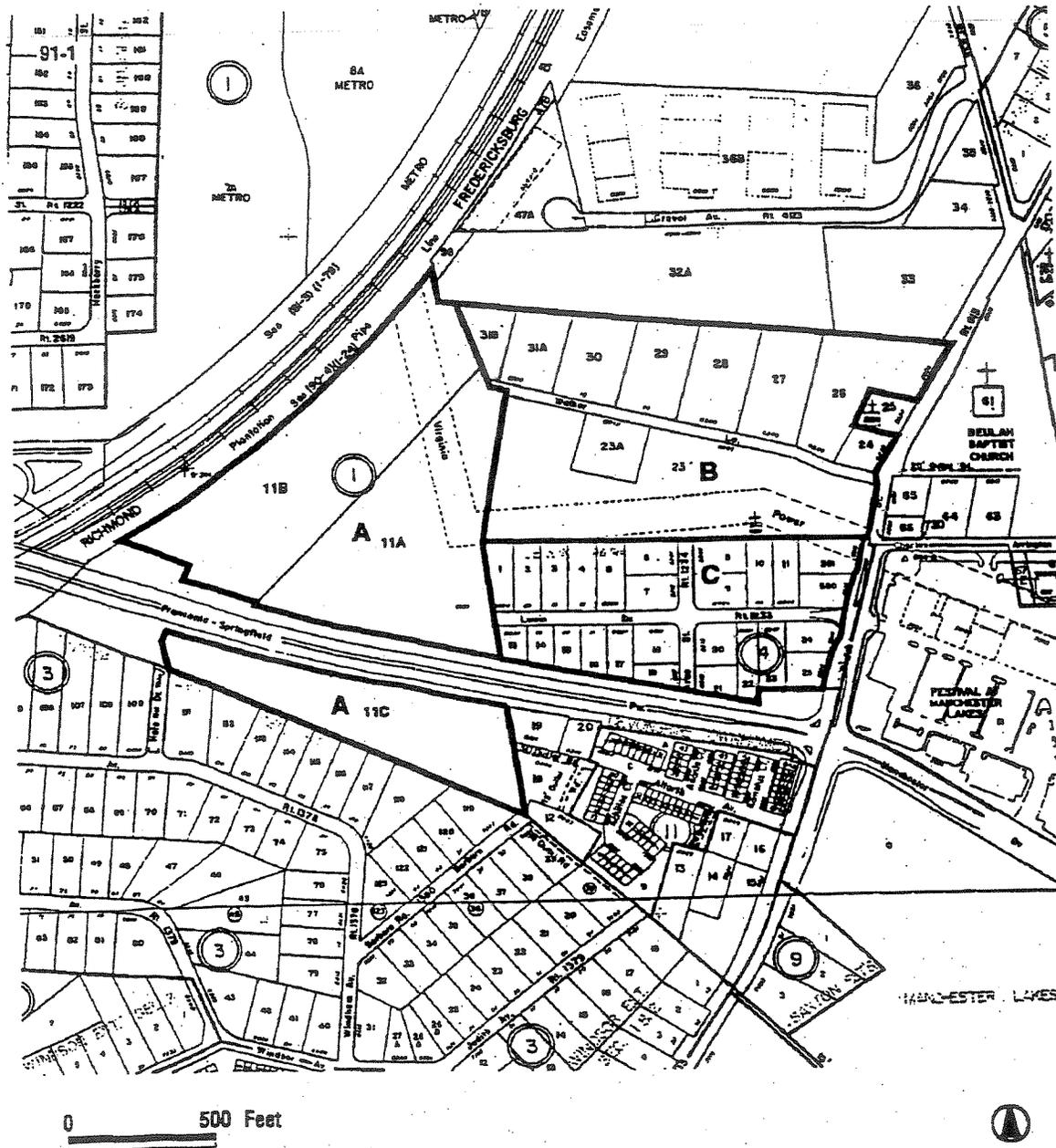


FIGURE 46



transition, the office and child care uses are envisioned to be located in the eastern portion of Land Unit B near Beulah Street. In addition, the following conditions should be met:

Land Use/Design

- The development features a coordinated plan under a single application or concurrent applications which provides for high quality and coordinated architecture, streetscape treatment, and signage; efficient, internal vehicular circulation; efficient vehicular access; and usable open space such as urban parks and/or plazas;
- The development demonstrates transit orientation by locating buildings close to the Joe Alexander Transportation Center, by minimizing front yard setbacks along the internal roadway system, and by providing a pedestrian circulation system that interconnects buildings, parking lots and bus shelters, and provides a pedestrian link to the Franconia-Springfield Parkway trail;
- Building height is a maximum of 12 stories, tapering down to a maximum of approximately 60 feet for structures set back 150 feet from Beulah Street and a maximum of 40 feet for structures closer than 150 feet to Beulah Street;
- Retail uses are limited to support uses, such as dry cleaners and restaurants, that are functionally integrated within other buildings;
- The portion of Land Unit A located south of the Franconia-Springfield Parkway is dedicated to the County for open space. The development potential may be transferred to the area north of the Parkway;
- Until such time as Land Unit C redevelops with non-residential uses, a minimum 25-foot vegetated buffer and a 7-foot brick wall are provided to assist in creating a transition to the existing residential community. The buffer should contain evergreen trees to provide year round screening. See additional text under "Transportation/Access" for guidance pertaining to the possible conversion of the buffer to a road under certain conditions;
- Parking structures are well landscaped with trees and shrubs in order to provide a buffer to the surrounding office and hotel uses and Lewin Park;
- The existing family cemetery should be preserved and access provided;
- Site lighting is located, directed, and designed to reduce glare and minimize impact onto the adjacent residential property;

Transportation/Access

- Access from the Parkway for emergency vehicles associated with an urgent care facility and a shuttle bus linking the Metro Station, and a right-in/right-out vehicular connection from Land Unit A to the Parkway may be appropriate provided that such are approved by the Commonwealth Transportation Board and reviewed by the Fairfax County Department of Transportation;

- Shuttle bus service and pedestrian access are provided to the Joe Alexander Transportation Center with the initial phase of development;
- Provision should be made to accommodate a future connection for pedestrian and shuttle bus access to the Joe Alexander Transportation Center from a point within Land Unit A via a bridge over the CSX and Metrorail tracks;
- To encourage transit use, the amount of parking should be minimized to the extent feasible;
- Access is provided from Land Unit C through Land Unit B to Beulah Street;
- If Land Unit C has redeveloped for non-residential use, a road to serve the redeveloped area should be provided in lieu of the 25-foot buffer, which is planned to be located north of Land Unit C. However, in the event that 760,000 gross square feet of the approved development in Land Units A (excluding Parcel 11A) and B occur prior to the redevelopment of Land Unit C, this road should be constructed along the northern edge of the 25-foot buffer and the buffer area preserved; and
- A Transportation Demand Management Program (TDM) is put in place which encourages the use of the Joe Alexander Transportation Center as an alternative to single occupant vehicle commuting.

LAND UNIT C

The Lewin Park community is planned for residential use at 1-2 dwelling units per acre. Land Unit A, to the west, is planned for residential use with an option for office use, while Land Unit B, to the north, is recommended for residential use with office uses as an option. If the optional uses for Land Unit B are approved through a rezoning, then office and/or hotel with support retail uses at up to 1.5 FAR may be appropriate for Land Unit C if the following conditions are satisfied:

Land Use/Design

- The parcels in the land unit are substantially and logically consolidated. If all parcels cannot be consolidated, it must be demonstrated that the unconsolidated parcel(s) can be compatibly integrated into the existing development;
- The development features a coordinated plan which provides for high quality and architecture, design, and building materials to foster development that is compatible with existing and planned development in Land Units A and B;
- The building heights are a maximum of approximately 8 stories or a maximum of 100 feet, tapering down to a maximum of 60 feet for structures set back 101-150 feet from the existing centerline of Beulah Street and a maximum of 40 feet for structures set back 100 feet or closer from the existing centerline of Beulah Street;
- The height for above ground parking structures is limited to a maximum of 60 feet;

Part 4d. – Proposed Comprehensive Plan Text

OPTION FOR LAND UNITS A & B

As an option, office with support retail uses up to .55 FAR and up to 110,000 gross square feet total for office with an option for a child care center may be appropriate, if at least 15 acres of Land Unit A and all of Land Unit B are consolidated to create a mix of uses on the site and provide a transition to development along Beulah Street. To assist in creating the transition, the office and child care uses are envisioned to be located in the eastern portion of Land Unit B near Beulah Street. In addition, the following conditions should be met:

Land Use/Design

- The development features a coordinated plan under a single application or concurrent applications which provides for high quality and coordinated architecture, streetscape treatment, and signage; efficient, internal vehicular circulation; efficient vehicular access; and usable open space such as urban parks and/or plazas;
- The development demonstrates transit orientation by locating buildings close to the Joe Alexander Transportation Center, by minimizing front yard setbacks along the internal roadway system, and by providing a pedestrian circulation system that interconnects buildings, parking lots and bus shelters, and provides a pedestrian link to the Franconia-Springfield Parkway trail;
- Building height is a maximum of 12 stories, tapering down to a maximum of approximately 60 feet for structures set back 150 feet from Beulah Street and a maximum of 40 feet for structures closer than 150 feet to Beulah Street;
- Retail uses are limited to support uses, such as dry cleaners and restaurants, that are functionally integrated within other buildings;
- The portion of Land Unit A located south of the Franconia-Springfield Parkway is dedicated to the County for open space. The development potential may be transferred to the area north of the Parkway;
- Until such time as Land Unit C redevelops with non-residential uses, a minimum 25-foot vegetated buffer and a 7-foot brick wall are provided to assist in creating a transition to the existing residential community. The buffer should contain evergreen trees to provide year round screening. See additional text under “Transportation/Access” for guidance pertaining to the possible conversion of the buffer to a road under certain conditions;
- Parking structures are well landscaped with trees and shrubs in order to provide a buffer to the surrounding office and hotel uses and Lewin Park;
- The existing family cemetery should be preserved and access provided;

- Site lighting is located, directed, and designed to reduce glare and minimize impact onto the adjacent residential property;

Transportation/Access

- Access from the Parkway for emergency vehicles associated with an urgent care facility and a shuttle bus linking the Metro Station, and a right-in/right-out vehicular connection from Land Unit A to the Parkway may be appropriate provided that such are approved by the Commonwealth Transportation Board and reviewed by the Fairfax County Department of Transportation;
- Shuttle bus service and pedestrian access are provided to the Joe Alexander Transportation Center with the initial phase of development;
- Provision should be made to accommodate a future connection for pedestrian and shuttle bus access to the Joe Alexander Transportation Center from a point within Land Unit A via a bridge over the CSX and Metrorail tracks;
- To encourage transit use, the amount of parking should be minimized to the extent feasible;
- Access is provided from Land Unit C through Land Unit B to Beulah Street;
- If Land Unit C has redeveloped for non-residential use, a road to serve the redeveloped area should be provided in lieu of the 25-foot buffer, which is planned to be located north of Land Unit C. However, in the event that 760,000 gross square feet of the approved development in Land Units A (excluding Parcel 11A) and B occur prior to the redevelopment of Land Unit C, this road should be constructed along the northern edge of the 25-foot buffer and the buffer area preserved; and
- A Transportation Demand Management Program (TDM) is put in place which encourages the use of the Joe Alexander Transportation Center as an alternative to single occupant vehicle commuting.

As an additional option, TM 91-1 ((1)) 11A may be redeveloped to allow expansion of the existing medical care facility, offices and accessory uses at an FAR up to 0.65 subject to the following conditions:

- Building heights are a maximum of 8 stories;
- The height for above ground parking structures is limited to a maximum of 60 feet; and
- Parkway access shall be right-in/right-out only except that emergency vehicles associated with an urgent care facility shall have full access.

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JUSTIFICATION

In 2001 Inova Health Care Services ("Inova") opened its Franconia-Springfield healthplex in the northeast quadrant of the Franconia Springfield Parkway and Walker Lane intersection non property identified as TM 91-1 ((1)) 11A. The property is zoned I-4, and the healthplex was built by right. With a gross floor area of approximately 145,000 square feet, the healthplex's FAR is approximately 0.32, taking into consideration intensity credit given for earlier dedications made by Inova for Walker Lane.

The healthplex is a state-of-the-art facility that combines advanced technology with a wide array of services, including full service, 24-hour a day emergency care. Other services include an outpatient surgery center, lithotripsy, diagnostic imaging, laboratory services, occupational health services, sport medicine, outpatient physical therapy, and offices including offices of primary and specialty physicians. During its eight years of operation, the facility has become a much relied upon and highly valued health care resource in the greater Springfield area. In 2008 the healthplex had over 32,000 emergency room visits and provided over 5,800 outpatient surgeries and endoscopic procedures and nearly 46,000 outpatient radiological procedures.

Inova seeks an amendment to the Comprehensive Plan which would give it the option of expanding. The Inova property is part of Land Unit A in the Area IV S9-Beulah Community Planning Sector, which the Comprehensive Plan recommends for residential use at 3-4 dwelling units per acre or for low-intensity office use up to 0.25 FAR. As noted above, the Inova property has been developed under its I-4 zoning at an FAR of approximately 0.32, and the remainder of Land Unit A has been developed with Land Unit B as Metro Park under the Comprehensive Plan's Option for Land Units A & B. This option provides for "offices with support retail uses up to 0.55 FAR and up to 110,000 gross square feet total for offices with an option for a child care center" provided certain conditions are met. Inova seeks to add to this section an option relating just to its property, this option permitting the Inova property to be redeveloped up to an FAR of 0.65.

By including the proposed option the Comprehensive Plan would better serve the Plan's goals of sustaining a high quality of life for Fairfax County residents and providing for orderly and coordinated development of public and private uses and its objectives for achieving these goals. Sustaining a high quality of life is dependent in large measure on the provision of accessible, high quality health care. Objective 8 of the Human Facilities Element is to "[e]nsure that health care services are provided wherever they are most needed," and its implementing policy is to:

[l]ocate primary health care centers in commercial, retail or office land use areas. Facilities must be accessible to the target population and must have adequate parking.

An expansion of the highly successful healthplex would further this objective and be consistent with this policy. The expansion would also further the Land Use Objective of having a land use pattern which increases transportation efficiency. Because the property is located within one-half mile of the multi-modal Joe Alexander Transportation Center, several key transit options are available for those employed on the site. As noted in Land Use Objective 12, development intensity should support County goals. Allowing increased intensity on the Inova property would support the County's goals of providing accessible health care and encouraging transportation efficiency.

Not only would the proposed option further the goals and objectives of the Plan, it would also correct an inequality that was created by the recent revision of the Land Unit C recommendations for Lewin Park, which adjoins the Inova property directly to the east. Lewin Park had been planned for residential use at 1-2 dwelling units per acre with an option for office, hotel, and support retail uses up to 0.55 FAR subject to certain conditions. On August 3, 2009, the Board of Supervisors acted upon BRAC APR 08-IV-10S and revised this recommendation to provide an option for office and/or hotel with support retail uses at up to 1.5 FAR. At the Planning Commission hearing it was noted that this revision would permit Lewin Park to redevelop in a manner similar to the adjacent Metro Park, one of the most successful office parks in the Lee District. Limiting the Inova property to a FAR of 0.55 is unreasonable when the adjoining Land Unit C is permitted to redevelop up to a FAR of 1.5 and when, as stated in the Staff Report on BRAC APR 08-IV-10S, the effective FAR of the adjoining section of Metro Park is 1.1.

SUMMARY

Amending the Comprehensive Plan to include the proposed alternative for the Inova property would further the County's goals and objectives as to health care and appropriate development and would provide reasonable consistency among the recommendations for Land Units A, B, and C in the S9 Beulah Community Planning Section.

99-007961

99 JAN 19 A 8:36

BK10748-1621

DEED OF BARGAIN AND SALE

THIS DEED dated as of the 13th day of January, 1998, by and between JAMES S. EUDY, TRUSTEE, (the "Grantor"), and INOVA HEALTH CARE SERVICES, a Virginia nonprofit corporation (the "Grantee"), provides:

W I T N E S S E T H :

THAT for and in consideration of the conveyance made hereby, the consideration received therefor by the Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby grants, bargains, sells and conveys to the Grantee with SPECIAL WARRANTY OF TITLE, all of that certain real property located in Fairfax County, Virginia, more particularly described on Exhibit A attached hereto and incorporated herein, together with all improvements thereon and appurtenant rights thereunto belonging (the "Real Estate"), and being a portion of the real property acquired by Grantor in Deed Book 2744 at page 696 among the land records of Fairfax County, Virginia.

Grantee address:
8100 Gatehouse Road
Suite 200 East Tower
Falls Church, VA 22042

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Return to Walker Tifts
Box 220 TFD
W9802462
Not Tax Map #
091-1-01-0011
Consideration:
\$1,214,419.48

Prepared by:
LAW OFFICES
Hazel & Thomas
A PROFESSIONAL CORPORATION

BK10748 1622

TO HAVE AND TO HOLD the Real Estate, together with all rights, privileges, and advantages thereunto belonging or appertaining to the Grantee, its successors and assigns, forever.

The Real Estate is conveyed subject to all recorded easements, conditions, restrictions and agreements to the extent, but only to the extent, that the same are valid and subsisting and apply to the Real Estate or any part thereof.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed as of the date first written above.

GRANTOR:

James S. Eudy - Trustee
JAMES S. EUDY, TRUSTEE

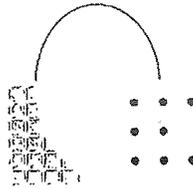
STATE OF VIRGINIA,
~~CITY~~/COUNTY OF FAIRFAX, to-wit:

The following instrument was acknowledged before me this 15th day of January, 1998, by James E. Eudy, Trustee.

Jim A. Spray
Notary Public

My commission expires: 1/30/99

BK 10748 1623



**THE
ENGINEERING
GROUPE, INC.**

**METES AND BOUNDS DESCRIPTION
A PORTION OF
FAIRFAX COUNTY TAX MAP 91-1-((1))-PARCEL 11
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA**

BEGINNING AT A VDOT IRON PIPE FOUND IN THE RIGHT-OF-WAY OF FRANCONIA – SPRINGFIELD PARKWAY, STATE ROUTE 7900, VARIABLE WIDTH; THENCE N16°11'57"E 15.00 FEET TO A VDOT IRON PIPE FOUND IN THE RIGHT-OF-WAY OF FRANCONIA-SPRINGFIELD PARKWAY; THENCE DEPARTING THE RIGHT-OF-WAY OF FRANCONIA-SPRINGFIELD PARKWAY AND RUNNING THROUGH THE PROPERTY, S89°33'01"E 81.45 FEET TO A POINT; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 841.53 FEET AN ARC DISTANCE OF 431.73 FEET, AND A CHORD BEARING AND DISTANCE OF N30°58'22"E 427.01 FEET TO A POINT; THENCE N45°40'12"E 542.46 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 841.53 FEET, AN ARC DISTANCE OF 129.05 FEET, AND A CHORD BEARING AND DISTANCE OF N50°03'47"E 128.92 FEET TO A POINT IN THE LINE OF NOW OR FORMERLY FRIED COMPANIES; THENCE RUNNING WITH NOW OR FORMERLY FRIED COMPANIES, S22°08'08"E 66.17 FEET TO AN IRON PIPE FOUND IN THE RIGHT-OF-WAY OF WALKER LANE, PRIVATE STREET, 40 FEET WIDE, SAID PIPE BEING THE TERMINUS OF WALKER LANE; THENCE S76°04'09"E 54.81 FEET TO AN IRON PIPE FOUND IN THE RIGHT-OF-WAY OF WALKER LANE; THENCE DEPARTING WALKER LANE AND RUNNING WITH NOW OR FORMERLY DUMONT WALKER AND GENEVA JONES, S09°21'06"W 544.59 FEET TO A BENT IRON PIPE FOUND, SAID PIPE BEING THE SOUTHWESTERLY CORNER OF NOW OR FORMERLY DUMONT WALKER AND GENEVA JONES AND THE NORTHWESTERLY CORNER OF LEWIN PARK, LOT 1; THENCE RUNNING WITH LEWIN PARK, LOT 1, S07°46'31"E 421.85 FEET TO AN IRON PIPE FOUND IN THE RIGHT-OF-WAY OF FRANCONIA – SPRINGFIELD PARKWAY, STATE ROUTE 7900, VARIABLE WIDTH; THENCE RUNNING ALONG THE RIGHT-OF-WAY OF FRANCONIA – SPRINGFIELD PARKWAY, N78°47'10"W 369.45 FEET TO A VDOT IRON PIPE FOUND (PASSING THRU A VDOT IRON PIPE FOUND AT 293.16 FEET);

EXHIBIT A

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13625 Office Place, Suite 1
Woodbridge, VA 221

1703169023908

703-670-0985 (local)

703-690-4540 (toll free)

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THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5,639.58 FEET, AN ARC DISTANCE OF 490.71 FEET, AND A CHORD BEARING AND DISTANCE OF N76°17'36"W, 490.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.4600 ACRES.

GIVEN UNDER MY HAND THIS 8TH DAY OF DECEMBER 1998.

Ned A. Marshall
NED A. MARSHALL, L.S.



JAN 19 99

RECORDED FAIRFAX CO VA
TESTE:

John J. Frey
CLERK

SOUTH SIDE

Van Dam, Meghan

From: Sarah Hall [shall@bklawva.com]
Sent: Tuesday, October 27, 2009 4:38 PM
To: Van Dam, Meghan
Cc: Dave Sittler; 'Yates, Phil'
Subject: RE: 2009-2010 South County APR nomination, PC 2009-035

Meghan:

Thank you for this message, which we assume replaces your message of October 15.

As to your first point, we understand that revising the Plan Map to "Alternative Uses" was part of Plan Amendment S98-IV-S1.

As to your second point, we did indeed calculate the 296,165 square feet on the basis of the original 10.46 acre area and the proposed 0.65 FAR. As you and I have discussed and as you saw on the Deeds of Dedication that we forwarded to you, Inova got intensity credit for the 1999 and 2001 dedications of 1.0034 acres and 56,592 square feet, respectively, so calculating the proposed FAR on the basis of the original area was appropriate.

We look forward to working with you on this matter.

Sarah

From: Van Dam, Meghan [mailto: Meghan.VanDam@fairfaxcounty.gov]
Sent: Thursday, October 22, 2009 2:51 PM
To: Sarah Hall
Subject: 2009-2010 South County APR nomination, PC 2009-035

Sarah E. Hall
Blankenship & Keith, P.C.
4020 University Drive, Suite 300
Fairfax, Va. 22030

October 22, 2009

RE: South County APR Nomination PC 2009-035

Dear Ms. Hall:

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-2009-035, has been received by the Department of Planning and Zoning. I am the Department of Planning and Zoning 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 4b Current Plan Map Recommendation, you have identified the Plan Map recommendation as

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10/29/2009

residential use at a density of 3-4 dwelling units per acre. As per Plan Amendment S98-IV-S1, adopted by the Fairfax County Board of Supervisors on May 20, 1999, the Plan Map was updated to a recommendation of "Alternative Uses." Please confirm that this is your understanding.

In Part 4G Total Floor Area Ratio Proposed/ Total Gross Square Feet, you have proposed a 0.65 FAR, which you have translated to 296,165 square feet (SF) (183,622 SF office (62%) and 112,543 SF institutional (38%)). However, a 0.65 FAR on 8.16 acres would actually translate to 230,969 square feet. It appears that you have calculated your intensity using the original parcel size of 10.46 acres, which was the size prior to the two dedications of right-of-way in 1999 and 2001. Please confirm this calculation and I will note the clarification on the nomination form.

Please clarify these issues as soon as possible, but at the latest November 5, 2009. Failure to do so may cause the nomination to be rejected.

Please address your response to me at meghan.vandam@fairfaxcounty.gov. You also may call with any questions, 703.324.1380.

Sincerely,

Meghan Van Dam

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