



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: Mark Viani, Esquire, McGuireWoods LLP Daytime Phone: 703-712-5000

Address: 1750 Tysons Blvd, Ste 1800
McLean, VA 22102

Nominator E-mail Address: mviani@mcguirewoods.com

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

THIS BOX FOR STAFF USE ONLY
Date Received: 9/16/09
Date Accepted: 9/23/09
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: 3

Total aggregate size of all nominated parcels (in acres and square feet): 20.06 acres 873,813 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: See attached

b. CURRENT PLAN MAP RECOMMENDATION: Residential 16-20 du/ac and public park

c. CURRENT ZONING DESIGNATION: PDC

Replacement page 2, via 10/21/2009 email (VMD)



2009-2010 SOUTH COUNTY AREA PLANS REVIEW GUIDE

Area Plans Review

NOMINATION FORM

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). Residential Mixed use

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 written 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: 1.8 TOTAL Gross Square Feet: 1,572,864

Categories	Percent of Total FAR	Square feet
Office	Opt. 1 = 50%; Opt. 2 = 14%	Opt 1 = 786,432; Opt 2 = 220,201
Retail	Opt. 1 = 26%; Opt. 2 = 26%	Opt 1 = 408,944; Opt 2 = 408,944
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*	Opt. 1 = 24%; Opt. 2 = 60%	Opt 1 = 377,488; Opt 2 = 943,719
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 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) <i>opt 1</i>	<i>315 max</i>	<i>1200</i>	
<i>opt 2</i>	786 max	1,200	see above
High-Rise Multifamily (9 + stories)			
TOTAL	786 max		

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
90-2((1)) 101A1	6701-6731 Frontier Drive	Springfield Commons, Inc.	PO Box 4700, Dept 207	12.65	7007-0710-0000-5051-5389
			Care Property Tax, Inc.		
			Scottsdale, AZ 85261		
90-2((1))101A2	6691 Frontier Drive	HD Development of MD, Inc.	PO BOX 105842	23.65	7007 0710 0000 5051 5396
90-2((1))101B			C/O HOME DEPOT USA PROP TAX	26.65	
			DEPT 4617 ATLANTA GA 30348		



A Fairfax County, Virginia Publication



100 200 300 400

Map file is 50' x 75' based on USGS 1:24,000 scale 7 1/2 minute Quad, Virginia Coordinate System. All areas are of 1983 North Zone (NAD 83). Not based on NAD 83/93 High Precision GPS Network adjustment.

National Geodetic Datum 1929

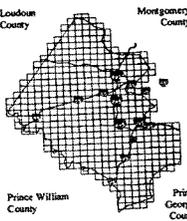
GENERAL NOTES

ZONING

Permits and Commentary

The use or development of the property or property included in the zoning application is restricted beyond the designated zoning district unless by a specific ordinance ("I" or "C" or "M") or a specific ordinance is provided on page 1 of the official zoning map.

Zoning revised on 06-08-2009. Subsequent changes are indicated. The information contained on this page is NOT to be construed as a "final decision". It is a survey product and is to be used for design, engineering or construction purposes only. It is not a warranty or guarantee of accuracy or responsibility for final plan determination. Fairfax County does not provide any guarantee of accuracy or responsibility for any information. Any errors or omissions should be reported to the Department of Information Technology. In no event will Fairfax County be liable for any damages, including but not limited to loss of data, loss of profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of this map or information contained herein.



ADMINISTRATIVE INDEX

80-3	80-4	81-3
90-1	90-2	91-1
90-3	90-4	91-3

SHEET INDEX

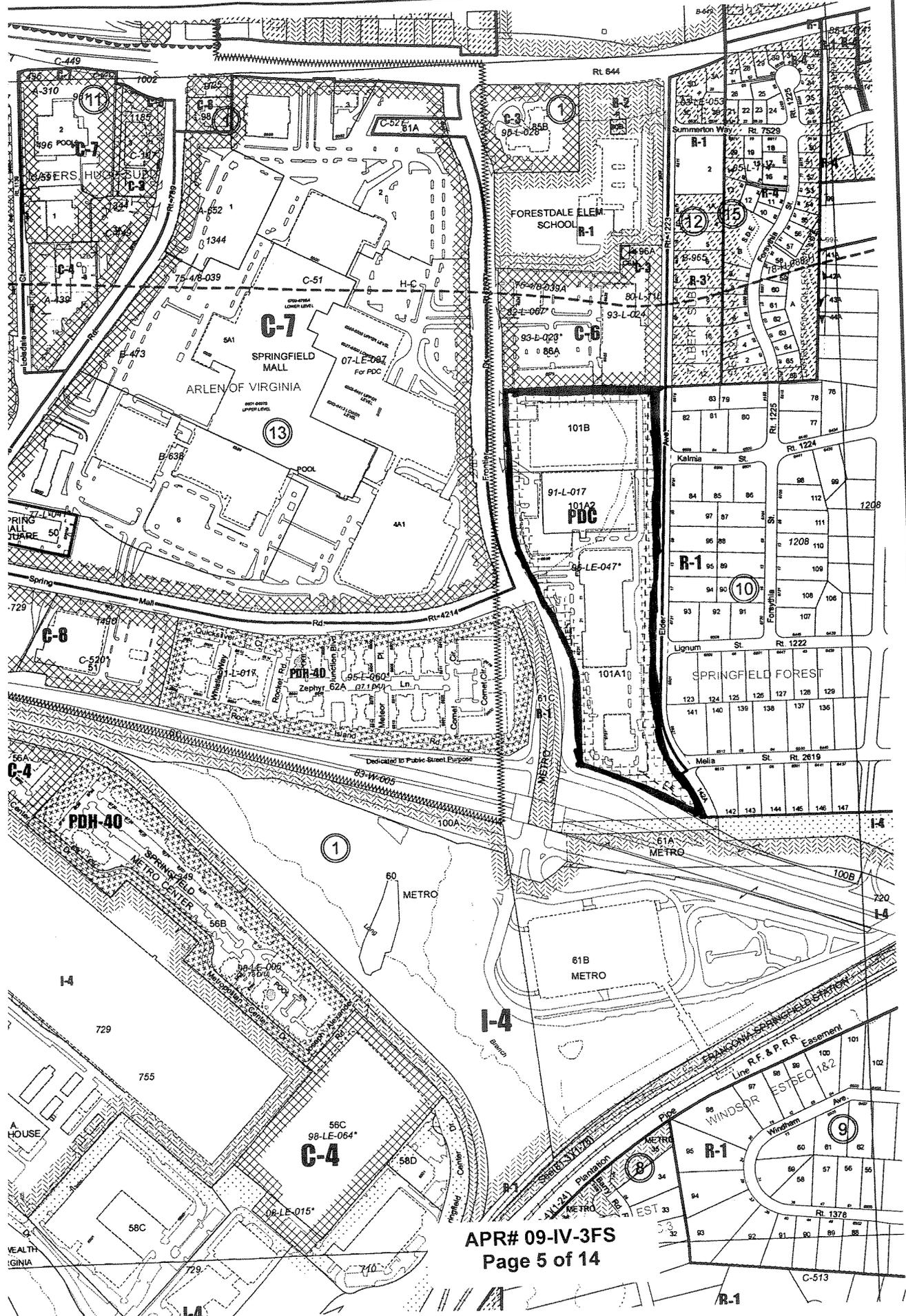
PROPERTY MAP ZONING 90-2

Revised to : 06-08-2009

Prepared by:
DEPARTMENT OF INFORMATION TECHNOLOGY
Geographic Services Division
Geographic Information Services
12600 Government Center Parkway, Suite 117
Fairfax, Virginia 22031-5010
(703) 324-2712
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Print Date 08 Jun 2009



APR# 09-IV-3FS
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Part 4, a.
Current Comprehensive Plan Language

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition
Franconia-Springfield Area, Amended through 8-3-2009
Franconia-Springfield Transit Station Area

AREA IV
Page 57

Land Unit F-2

Land Unit F-2, approximately 23 acres, is located immediately north of the Franconia-Springfield Parkway and situated between Elder Avenue and Frontier Drive. This land unit is planned for office and retail use up to 0.30 FAR and is developed at 0.28 FAR. To achieve an effective transition to the Springfield Forest subdivision, the retail uses should be low-rise in character with a maximum height of 35 feet, with buildings and access oriented to Frontier Drive. In addition to a maximum height of 35 feet, all buildings and structures shall be limited in height by a 14 degree line of sight as measured from the front property line of Springfield Forest residences adjacent to this land unit and east of Elder Avenue.

Retail and office uses should be developed under the following conditions:

1. A minimum of 50 foot vegetative buffer incorporating existing vegetation should be provided along Elder Avenue together with a seven-foot brick wall on the western side of the buffer to assist in creating a transition to the existing residential communities in the area. The buffer should be enhanced with evergreen trees and supplemental shrubbery to provide year round screening.
2. The only access, vehicular or pedestrian, to this land unit should be from Frontier Drive with the primary vehicular access point at the intersection of Spring Mall Road.
3. The entire land unit should be developed under a single development plan which will reflect high quality architecture and site design.
4. All site lighting should be located, directed, and designed to reduce glare and slippage onto the adjacent residential property.

As an option, multi-family residential use at a density of up to 20 dwelling units per acre may be appropriate. The entire land unit should be developed under a single development plan which reflects high quality architecture and site design. Structure type should be limited to garden or mid-rise dwelling units. To help foster an effective transition to the Springfield Forest subdivision, height of the buildings should be limited by a 14 degree line of sight as measured from the front property line of Springfield Forest residential structures east of Elder Avenue. This transition should also include a

vegetated buffer, incorporating existing vegetation, of at least 100 feet in width along Elder Avenue.

It is important that good pedestrian access be provided to the Joe Alexander Transportation Center and to the office and retail uses in the area. Vehicular access to this land unit should be limited to Frontier Drive with the primary access point at the intersection of Spring Mall Road. Development in this land unit should be linked with the Joe Alexander Transportation Center through the provision of high frequency transit service, such as a bus system.

PART 6: JUSTIFICATION

Springfield Commons, LLC
Tax Map Numbers 90-2(1)) 101A1, 101A2, 101B

Introduction

This nomination involves a strategically sited group of parcels located to the southeast of Springfield Mall on the east side of Frontier Drive less than ¼ mile from the Franconia-Springfield Metro Station. The nominated parcels contain a total of 20.06 acres and are currently zoned PDC pursuant to RZ 1996-LE-047 approved in 1997. They are developed with a large retail store with limited structured parking and a strip commercial mall with a pad site restaurant. The parcels comprise Land Unit F-2 of the Franconia-Springfield Transit Station Area. Given the recent Plan and zoning changes in the area, specifically the creation of a new Town Center for Springfield, a close look at these critically located properties is warranted. Enhancing the existing Comprehensive Plan language as proposed in this nomination will better achieve the Plan objectives than the current guidance contained in the adopted Plan for this land unit, specifically, Land Use Objectives 2, 4, 6, 8, 12 and 16 of the Policy Plan as discussed in this justification.

Site Context

The nominated properties are currently planned for office and retail use up to a 0.30 FAR. Multi-family residential use at a density up to 20 dwelling units per acre is noted as an option. The Land Unit is currently developed near the maximum allowable Plan FAR with suburban style retail uses as noted above. The recent Comprehensive Plan amendment and rezoning approvals for Springfield Mall will transform this area into a vibrant mixed use town center. These properties will play a significant role in this redevelopment because of their location between the Mall and the Metro Station. Replanning of these properties will:

- afford the opportunity to create a necessary synergy with the Town Center by supporting the mixed use concept of development,
- create the ability to condition the same level of good design principles approved with the Mall redevelopment project and hence compliment that development,
- provide the opportunity to make necessary connections to the neighborhoods to the east as recommended in recent studies of the area to further promote and support the new Town Center,
- produce the opportunity to enhance buffering and transition for the residential neighborhood to the east,
- provide the opportunity to improve the pedestrian efficiency of the Frontier Drive/Springfield By-Pass intersection to not only create better links between the new Town Center and the Metro but create the opportunity to further the County's TOD policies within Land Unit F-2 itself.

These properties have a strategic and practical link to both the new Town Center and the Franconia-Springfield Metro station. A careful analysis of how the positive outcomes listed above can be attained in Land Unit F-2 is warranted as part of the South County APR process.

Nomination

This nomination basically requests a recombining and enhancement of the existing language in the current Plan, proposing that the current recommended uses of retail/office as well as the option for residential remain and an additional option be included which allows a residential intensity commensurate with the existing density of the Archstone multifamily complex across Frontier Drive and the non-residential intensity within the Mall mixed use area.

The option would allow development of mixed use residential/office/retail at up to 1.80 FAR. Residential square footage would result in a residential density of 30-40 du/ac, comparable to the existing multi-family development in the area. The existing Plan language contains several conditions for development of either

retail/office or residential uses, three of the most critical being the maintenance of a buffer to the Springfield Forest neighborhood to the east, height restrictions and the need to provide good pedestrian access to the Joe Alexander Transportation Center (Springfield/Franconia Metro Station). The densities proposed in this nomination will not disturb the existing robust buffering (i.e., 50 foot setback, 7 foot brick wall and existing mature vegetation) adjacent to the Springfield Forest community, will respect the current building height limitation as the buildings will be located near Frontier Drive and the Springfield-ByPass intersection, and will facilitate much more efficient connections to the Metro than exist today under the current level of development allowed on the property.

Redevelopment of the property is envisioned as a mixed use, pedestrian friendly development which respects and continues the buffer to the residential neighborhood and supports and enlivens the new Town Center and connections to Metro. There is currently a significant grade difference between the property and the Frontier Drive/By-Pass intersection. This situation hinders the creation of the "primary entrance" to the Town Center as envisioned in the current Plan language for the Franconia-Springfield Transit Station Area. Redevelopment of the property with the buildings oriented and located closer to the intersection will allow improvements in the grade of the property as it relates to the intersection. Lowering the grade to align with the intersection will considerably improve the efficiency and pedestrian usability of the intersection, enhancing the connection to the Metro. This grade change will also increase the ability to buffer the residential neighborhood.

Recent studies in the area have highlighted the need to provide connections to the new Town Center from the Springfield Forest Community, both in the northern and the southern portions of Land Unit F-2. Redevelopment and reorientation of the built environment on the property will allow the provision of these needed pedestrian connections in a pedestrian scale mixed use environment. The new pathways to the Town Center should not be mere walkways but rather vibrant areas in and of themselves, complimenting the Town Center.

Land Use Objectives

The proposed nomination better achieves several of the Land Use Objectives outlined in the Policy Plan than the current Plan language. Specifically, Objective 2 challenges the County to create mixed use centers which will enhance the sense of community and reduce the need to travel long distances for employment and/or services as well as encouraging this type of development in Transit Station Areas. Objective 4 encourages a diverse housing stock to enhance the opportunity for residents to live in proximity to their workplace and to mass transit. Objective 6 encourages the linking of existing and future residential development with employment and services emphasizing ridesharing, transit service and non-motorized access facilities. Objective 8 indicates that the County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods. And, Objective 12 indicates that the highest level of development should be concentrated in areas of transportation advantage as long as adequate public infrastructure is present and sensitive environmental areas are not impacted. Objective 16 reflects the County's recently adopted TOD policy of encouraging and focusing growth near planned and existing rail transit stations in line with the Guidelines for Transit-Oriented Development.

The mixed use environmental as proposed in this nomination will support and enhance the new character of the area approved with the Town Center and further the goals clearly stated above of concentrating mixed use development near cores and in Transit station areas. Improvements to the site which will come with increased density will allow for better buffering and the necessary connections to Metro and to the Town Center.

Summary

A new character has been established for this area of Springfield with the approval of the Springfield Mall redevelopment and the office/hotel development approved adjacent to Metro. Redevelopment of the nominated property, which is both adjacent to the Town Center and the closest site in this quadrant to the Metro, will support and promote usage of the Town Center and enhance pedestrian connections to Metro while still providing the necessary protection to the Springfield Forest community.

Van Dam, Meghan

PC 2009-057

From: Greenlief, Lori R. [lgreenlief@mcguirewoods.com]
Sent: Wednesday, October 21, 2009 4:10 PM
To: Van Dam, Meghan
Subject: RE: Springfield Commons South County APR nomination

315. Sorry. The form wouldn't let me put that many numbers so I just put the overall max!! Thanks!!

Lori R. Greenlief
Land Use Planner
McGuireWoods LLP

1750 Tysons Boulevard
Suite 1800
McLean, VA 22102-4215
703.712.5433 (Direct Line)
703.712.5050 (Direct FAX)
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<http://www.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: Van Dam, Meghan [mailto:Meghan.VanDam@fairfaxcounty.gov]
Sent: Wednesday, October 21, 2009 4:08 PM
To: Greenlief, Lori R.
Subject: RE: Springfield Commons South County APR nomination

Thank you, Lori. Is the 786 maximum residential units for Option 2? If so, what is the number of units for Option 1?

From: Greenlief, Lori R. [mailto:lgreenlief@mcguirewoods.com]
Sent: Wednesday, October 21, 2009 9:21 AM
To: Van Dam, Meghan
Subject: Springfield Commons South County APR nomination

Meghan -

Good morning. Mark Viani asked me to clarify the land use percentages for the above referenced APR nomination. Please see the attached and let me know if the option approach is acceptable. I believe that was used on the BRAC nominations. Thanks!!

Lori R. Greenlief
Land Use Planner
McGuireWoods LLP

1750 Tysons Boulevard
Suite 1800

APR# 09-IV-3FS
Page 10 of 14

10/27/2009

Cerdeira, Lilian

From: Ransom, Sara Robin
Sent: Friday, October 02, 2009 8:44 AM
To: 'mviani@mcguirewoods.com'
Cc: Cerdeira, Lilian; Van Dam, Meghan; Gardner, Marianne; Lippa, Barbara J.
Subject: Formal nonacceptance notice of South County APR Nomination PC 2009-057
Importance: High

PC 2009-057: Land Unit F-2 of the Franconia-Springfield Transit Station Area; Map 90-2 ((1)) 101A1, 101A2, 101B

Good Morning Mr. Viani:

The purpose of this email (a copy of which will be retained for the record) is to provide formal notice that the above referenced South County APR Nomination has been received by the Planning Commission Office. After reviewing the nomination and seeking clarification with the Department of Planning & Zoning (DPZ), it has been determined that PC 2009-057 does not meet the submission requirements set forth in the *2009-2010 South County Area Plans Review Guide*. On page 6 of the *Guide*, under "Scope of the APR Process", it states, in part:

"There are limitations on what properties can be proposed for a Comprehensive Plan change. The following areas and types of proposals are excluded from the APR process:

- Land areas that are subject of any pending Plan amendment of special studies, including but not limited to Loisdale Road Study"

I have been informed that the properties you nominated are within the bounds of the Springfield Connectivity Study (S09-IV-FS1) which is a pending Plan amendment scheduled for public hearing by the Planning Commission on December 9, 2009; therefore, your nomination is not eligible for inclusion in the 2009-2010 South County APR process. However, at your discretion, you could request the Lee District Supervisor to consider proposing that the Board of Supervisors authorize an Out-of-Turn Plan Amendment for the properties listed above.

If you have any questions, please contact Marianne Gardner or Meghan Van Dam (DPZ Planner for the Lee District) at 703-324-1380.

Sara "Robin" Ransom (*formerly Hardy*)
 Assistant Director
 Planning Commission Office
 Main: 703-324-2865
 Direct: 703-324-2966
 Fax: 703-324-3948
sara.ransom@fairfaxcounty.gov

46. SOUTH COUNTY AREA PLANS REVIEW (APR) PROCESS (LEE DISTRICT) (12:30 p.m.)

Supervisor McKay said that several nominations for Comprehensive Plan amendments were submitted to the 2009-2010 South County APR process that are located within the subject area of another, active Comprehensive Plan Amendment S09-IV-FS1. As a result, these nominations were rejected because they did not meet a submission requirement established by the Planning Commission (PC) for the APR process. The requirement states that property is excluded from nomination if the property is subject to any pending Plan amendment or special study. This exclusion ensures that studies may proceed in a timely manner.

However, the nature of Plan Amendment S09-IV-FS1 and the proposed APR nominations are totally different. The pending Plan amendment proposes to update the Overview section, regarding such general policy guidance as urban design, streetscapes, and transportation, for the entire planning area, while the APR nomination proposes specific land use changes for specific land areas. The pending amendment does not propose to address land use or intensity recommendations for the APR subject properties, but may help the review of the APR nominations.

The Plan amendment is scheduled for public hearing before the PC in December of this year and anticipated for public hearing before the Board in January 2010. In January 2010, the APR review will have just begun with the task force meetings. Because the Plan amendment will be concluded essentially at the very beginning of the APR process, it is foreseeable that the APR nominations can be reviewed in a timely and appropriate way within the APR cycle.

Since the land areas nominated in this APR cycle were not previously considered in Base Realignment and Closure (BRAC) or the last South County APR cycle, and the nature of the pending Plan amendment and proposed APRs are different, it would be appropriate to allow review of the APR nominations to implement the updated guidelines for redevelopment and to support the goal of creating a new town center in the Springfield Mall area as expeditiously as possible.

Therefore, Supervisor McKay moved that the Board direct:

- The PC to accept 2009-2010 South County APR nominations PC 2009-056, PC 2009-057, and PC 2009-064 for review as soon as the Board acts upon Plan Amendment S09-IV-FS1.
- Staff to expand the subject area for PC 2009-056 to include its entire land unit, west of Loisdale Road and south of Franconia Road, as this expansion would allow for a more coordinated review.

This motion shall in no way prejudice the pending re-planning process. The APR nominations would be subject to the same process and scrutiny as any of the other South County APR nominations. Supervisor Smyth seconded the motion and it carried by unanimous vote.

47. **REQUEST FOR CERTIFICATE OF APPRECIATION (LEE DISTRICT)**
(12:33 p.m.)

Jointly with Chairman Bulova, Supervisor McKay announced that on November 17, Bobbie Mae Johnson, a resident of Lee District and the County for more than 50 years, will celebrate her eightieth birthday.

Supervisor McKay referred to his written Board Matter and outlined Ms. Johnson's accomplishments. He asked unanimous consent of the Board to direct the Office of Public Affairs to prepare a certificate commending Ms. Johnson for her civic engagement and offering the Board's congratulations on her eightieth birthday to be presented to her at the birthday celebration that her family is holding for her on November 21. Without objection, it was so ordered.

48. **NO BOARD MATTERS FOR SUPERVISOR COOK (BRADDOCK DISTRICT)** (12:34 p.m.)

Supervisor Cook announced that he had no Board Matters to present today.

49. **RECOGNIZING THE METROPOLITAN WASHINGTON AREA AIRPORTS AUTHORITY (MWAA) AND VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) COOPERATION FOR DULLES CORRIDOR EXPRESS BUS SERVICE** (12:35 p.m.)

Supervisor Hudgins said that on February 9, the Board approved a request to the VDOT to review use of the shoulder lane on the Dulles Connector Road (DCR) during the morning rush hour. Additional congestion was being experienced by Fairfax Connector Bus drivers who were dealing with further delays in trying to stay on schedule because of adjacent construction of the Dulles Corridor Metrorail Project which has a staging area at the DCR. The shoulder lane is used during the evening rush hour and has increased the efficiency of express bus service to the West Falls Church Station. The request was made directly to MWAA which now owns and operates the Dulles Corridor and is building Phase 1 of the rail project. VDOT continues jurisdiction over the DCR.

Therefore, Supervisor Hudgins moved that the Board recognize the cooperation of MWAA and VDOT, especially the contribution of Claudia Llana, for coordinating this request with the MegaProjects' staff by sending a letter to Morteza Salehi, VDOT's Northern Virginia District Administrator, copied to Transportation Secretary Pierce Homer and to Jim Bennett, President and CEO of MWAA. The Fairfax Connector Express Buses are now using the shoulder from 6 a.m. to 10 a.m., thereby reducing the wait time for commuters who make their

Cerdeira, Lilian

From: Ransom, Sara Robin
Sent: Tuesday, November 03, 2009 1:24 PM
To: 'mviani@mcguirewoods.com'
Cc: Gardner, Marianne; Van Dam, Meghan; Lusk, Rodney; Cerdeira, Lilian
Subject: Change in Status for South County APR Nomination PC 2009-057 *REVISED*
Importance: High

Mark Viani, Esquire
McGuireWoods LLP
1750 Tysons Blvd, Suite 1800
McLean, Virginia 22102

PC 2009-057: Land Unit *FR* of the Franconia-Springfield Transit Station Area; Map 90-2 ((1)) 101A, 101A2, 101B; Lee District

Good afternoon Mr. Viani:

On October 2, 2009, I advised you by email that the above referenced South County APR nomination was not accepted because it nominated property that was specifically excluded in the provisions set forth on page 6 of the 2009-2010 South County Area Plans Review Guide.

On October 19, 2009, the Board of Supervisors unanimously voted to support Supervisor McKay's motion directing that the Planning Commission accept nomination PC 2009-057 for review as soon as the Board acts upon Plan amendment S09-IV-FS1. The Planning Commission public hearing on S09-IV-FS1 (Springfield Connectivity Study) is currently scheduled on December 9, 2009 at 8:15 p.m. and it is anticipated that the Board's public hearing will be held in January, 2010.

Accordingly, the status of PC 2009-057 has been revised to "accepted for review" and the nomination has been forwarded to the Department of Planning and Zoning (DPZ) for further analysis. Review of this nomination is expected to have the same format and schedule with the other Lee District APR items.

If you have any questions, please contact Marianne Gardner or Meghan Van Dam (DPZ Planner for the Lee District) at 703-324-1380.

Regards,

Robin

Sara "Robin" Ransom (*formerly Hardy*)
Assistant Director
Planning Commission Office
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