

Replacement pages 1-2 (w/ email)

PC 2009-064

APR# 09-IV-4FS



2009-2010 SOUTH COUNTY AREA PLANS REVIEW GUIDE

Area Plans Review

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: Springfield Industrial Park Partnership Daytime Phone: 703-893-7233

Address: C/O Zumot Real Estate Management, Inc.

P.O. Box 370, McLean, VA 22101

Nominator E-mail Address: rzumot@zumot.net

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

Rajai Zumot

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.) Rajai Zumot, Executive Officer

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

Rajai Zumot, Executive Officer

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): 4.14 acres 180,192 square feet

Is the nomination a Neighborhood Consolidation Proposal? [x] 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.) [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: Current Comprehensive plan is Wholesale and warehousing, Zoned I-4

(Submit D-2, Franc-5p TSA) light industrial use up to 0.35 FAR with option for biotech/R+D up to 0.50 FAR

b. CURRENT PLAN MAP RECOMMENDATION: Office Industrial

c. CURRENT ZONING DESIGNATION: I-4 Industrial

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). Office building

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?) One office building, 100 feet height, structured parking below building, typical floor plate

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: 1.0 TOTAL Gross Square Feet: 180,000

Categories	Percent of Total FAR	Square feet
Office	95%	176,400
Retail	5%	3,600
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	180,000

*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):

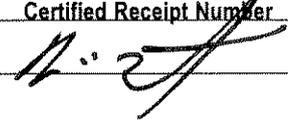
- .1 - .2 du/ac (5-10 acre lots) 5 - 8 du/ac
- .2 - .5 du/ac (2-5 acre lots) 8 - 12 du/ac
- .5 - 1 du/ac (1 - 2 acre lots) 12 - 16 du/ac
- 1 - 2 du/ac 16 - 20 du/ac
- 2 - 3 du/ac 20+ (specify 10 unit density range)
- 3 - 4 du/ac _____
- 4 - 5 du/ac

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
TOTAL:			

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
0904010013-	N/A	Springfield Industrial Park	P.O. Box 370	3.03	
90-4(L1) 11 A		Partnership			

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.

PER AREA DEVELOPMENT IN PROGRESS, STATE COLLEGE BUILDING ON OTHER SIDE OF THE STREET. ZONING OF I-4 IS OUTDATED AND INEFFICIENT FOR THE CURRENT TIMES.

All completed nomination forms must be submitted between August 3, 2009 and September 16, 2009 to:



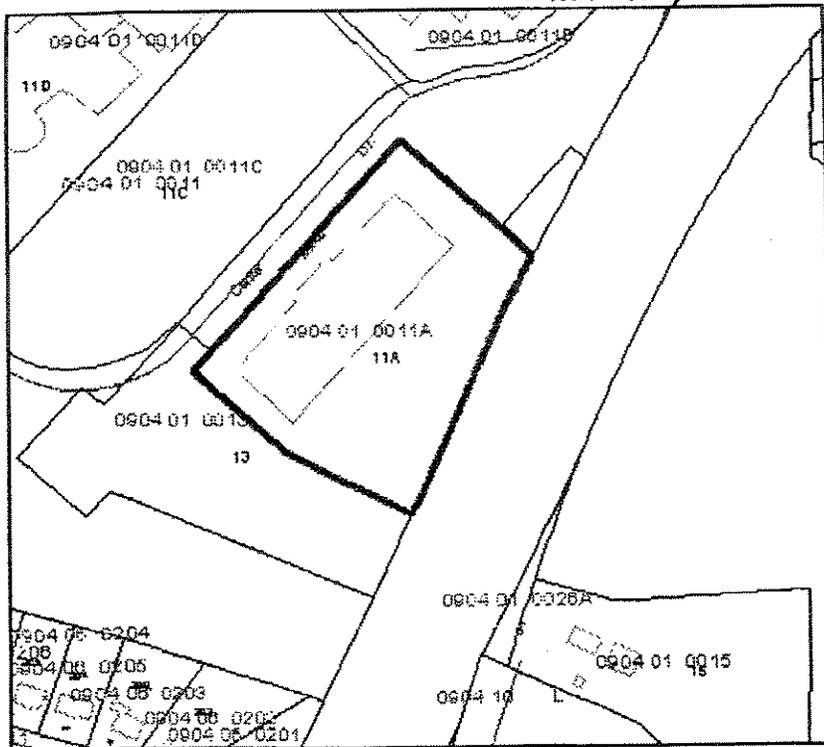
Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

MAP #: 0904 01 0011A

SPRINGFIELD INDUSTRIAL

SUBJECT PROPERTY

N/A



Aerial Imagery © 2007 Commonwealth of Virginia

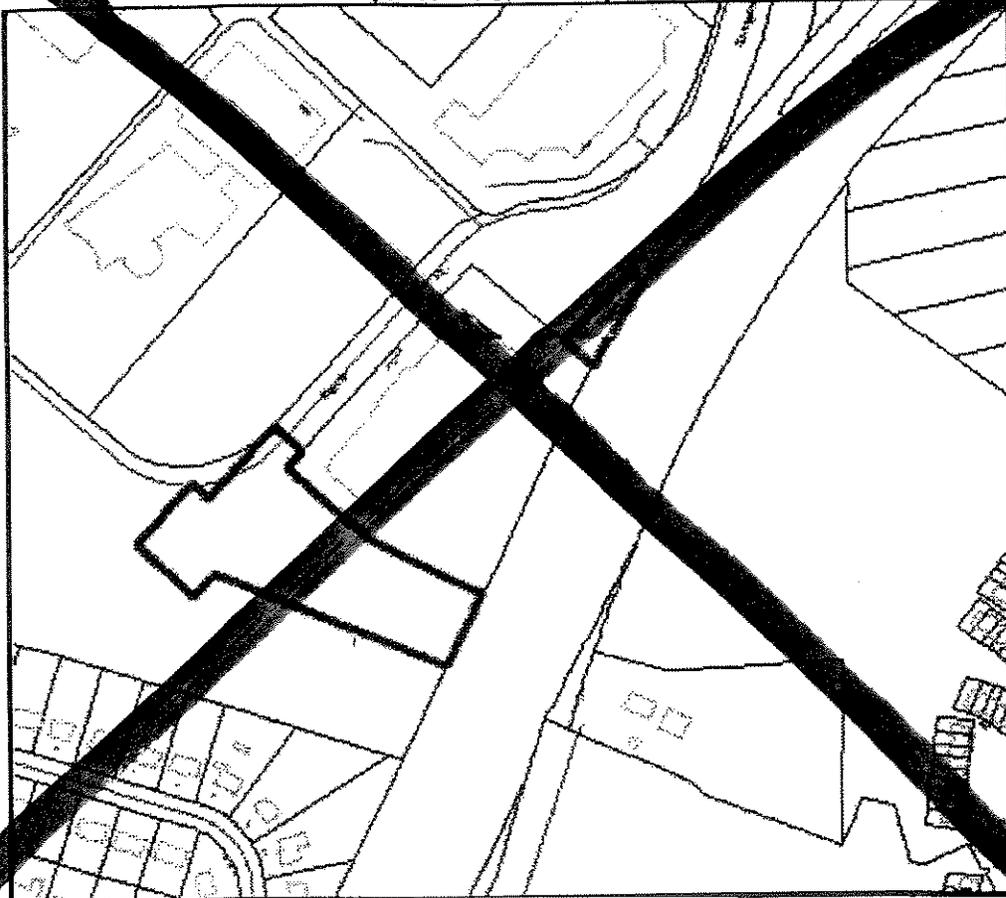
Source: Fairfax County Department

of Tax Administration, Real Estate Division.

MAP #: 0904 01 0013

ADJACENT PROPERTY

N/A



APR# 09-IV-4FS

Page 5 of 10

Van Dam, Meghan

From: Ransom, Sara Robin
Sent: Friday, October 02, 2009 9:09 AM
To: 'rzumot@zumot.net'; 'Nabil J. Fahel'
Cc: Cerdeira, Lilian; Van Dam, Meghan; Gardner, Marianne; Lipka, Barbara J.
Subject: Formal nonacceptance notice of South County APR Nomination PC 2009-064
Importance: High

PC 2009-064: Map 90-4 ((1)) 11A

Good morning Mr. Zumot and Mr. Fahel:

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 2009-064 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.

Regards,

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 1:42 PM
To: 'rzumot@zumot.net'; 'Nabil J. Fahel'
Cc: Gardner, Marianne; Van Dam, Meghan; Cerdeira, Lilian; Lusk, Rodney
Subject: Change in Status for South County APR Nomination PC 2009-064 to "Accepted"
Importance: High

Rajai Zumot, Executive Office
Springfield Industrial Park Partnership
c/o Zumot Real Estate Management, Inc.
P. O. Box 370
McLean, Virginia 22010

PC 2009-064: Map 90-4 ((1)) 11A; Lee District

Good afternoon Mr. Zumot:

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 2009-064 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 2009-064 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
Main: 703-324-2865
Direct: 703-324-2966
Fax: 703-324-3948
sara.ransom@fairfaxcounty.gov

Van Dam, Meghan

From: Nabil J. Fahel [nabil@zumot.net]
Sent: Wednesday, November 11, 2009 6:06 PM
To: Van Dam, Meghan; rzumot@zumot.net
Subject: RE: South County APR nominations PC 2009-064
Attachments: south county APR nomination.pdf

Updated APR. I hope it is what you were looking for

From: Van Dam, Meghan [mailto:Meghan.VanDam@fairfaxcounty.gov]
Sent: Monday, November 09, 2009 1:04 PM
To: rzumot@zumot.net; nabil@zumot.net
Subject: South County APR nominations PC 2009-064

Good Afternoon Mr. Zumot,

I am writing to request clarification on your South County APR nomination south of the GSA warehouse, PC 2009-064. First, please confirm that the proposed subject are of this nomination, 180,192 SF translates to 4.14 acres. Second, please confirm that the current Comprehensive Plan recommendation for your property, located in Sub-Unit D-2 of the Franconia-Springfield Transit Station Area is recommended for light industrial use up to 0.35 FAR with an option to increase to 0.50 FAR with the development of biotech/research and development use. The zoning of I-4 should not be quoted in the current Plan recommendation section. Also, please confirm that the current Plan map designation is industrial use, rather than you citation of office use. Finally, please describe the proposed parking as requested in section 4f of the APR nomination form.

You will need to confirm these questions as soon as possible in order for staff to begin processing your nomination. Please call me with any questions, 703.324.1380.

Thank you,

Meghan

Meghan Van Dam
Planning Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035
(703) 324-1380 | office
(703) 324-3056 | fax
