



Dogue Creek Pump APR# 09-IV-6MV

2009-2010 SOUTH COUNTY 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: Patrick Rea Daytime Phone: 703-385-3322 X2
Address: c/o MVCCA, P.O. Box 203, Mount Vernon VA 22121
Nominator E-mail Address: prea1@cox.net
Signature of Nominator (NOTE: There can be only one nominator per nomination):

THIS BOX FOR STAFF USE ONLY
Date Received: 9/15/09
Date Accepted: 9-28-09 CAR
Planning District: MV
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: 1
Total aggregate size of all nominated parcels (in acres and square feet): 6.1 acres 265,716 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: The parcel is planned for community-serving public facilities. If it should be declared surplus, the Plan states that residential use at a density of 2-3 dwellings per acre is appropriate.

b. CURRENT PLAN MAP RECOMMENDATION: Public facilities.
c. CURRENT ZONING DESIGNATION: R-2

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). Update and expand text to reflect conversion to pumping station, delete references to future development and density, and describe uses.

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?) Open space maintained in a natural state.

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: N.A. TOTAL Gross Square Feet: N.A.

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
<b>TOTAL</b>	<b>100%</b>	

\*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

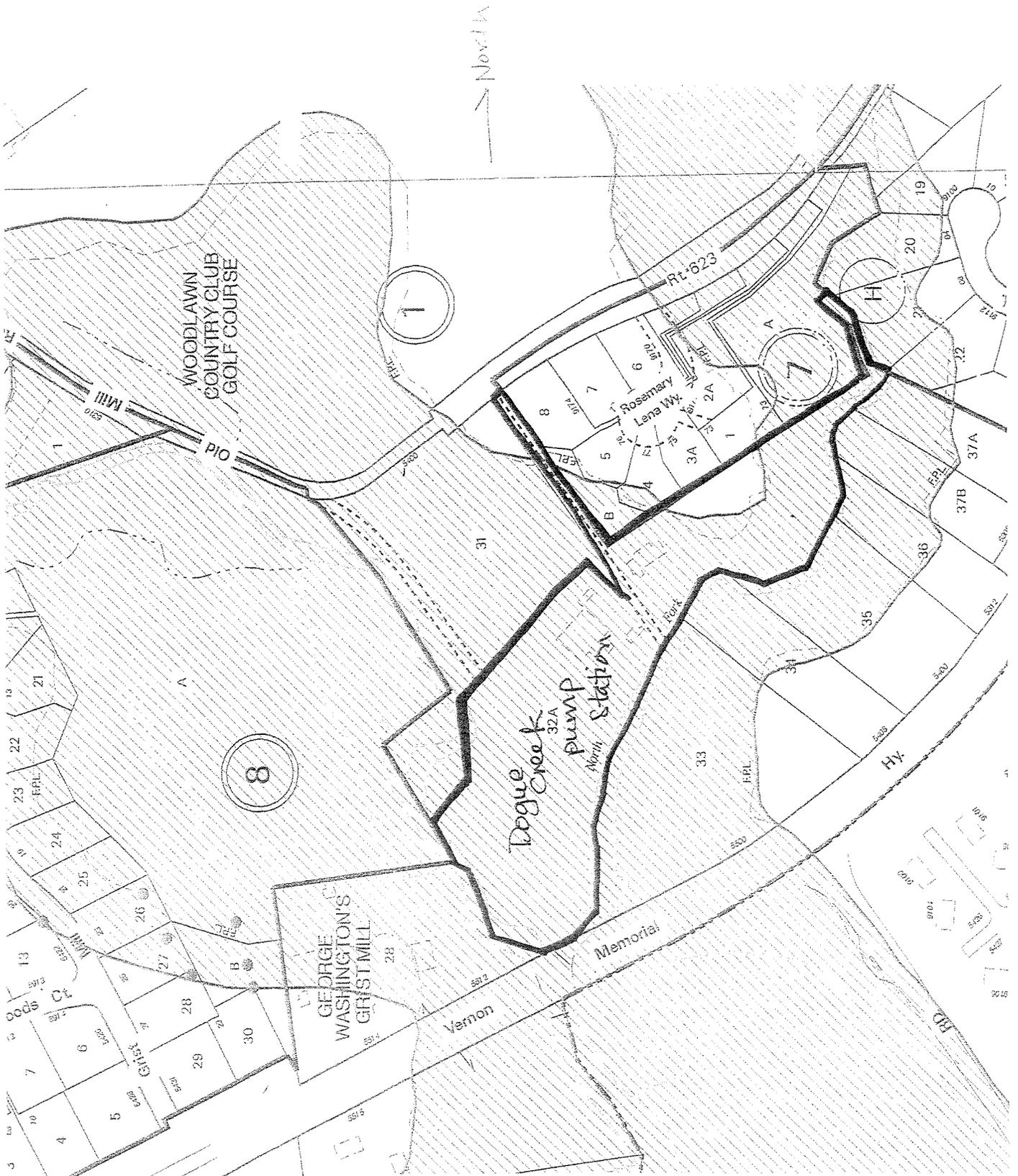
0427

**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
1092 01 0032A	5408 Old Mill Rd	Fairfax Co Board of Supervisors	12000 Govt Center Pkway, Fairfax	6.1	7009 0820 0000 8630



**Klibaner, Aaron K.**

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**From:** Klibaner, Aaron K.  
**Sent:** Wednesday, September 30, 2009 1:25 PM  
**To:** 'prea1@cox.net'  
**Subject:** South County APR nomination - Dogue Creek Treatment Plant

Dear Mr. Rea:

I am the planner who has been assigned to review the above referenced South County Area Plans Review nomination, as part of Fairfax County's APR process. This message is to notify you that there is a deficiency on the nomination form for this nomination (Dogue Creek Treatment Plant) that will have to be corrected within ten (10) working days of the date of this message. The nature of the deficiency is as follows:

In Part 4 of the nomination form nominators are required to submit the **current Comprehensive Plan text** for the property or properties nominated. The attached sheet that says Attachment A. - Current Comprehensive Language is not correct, this paragraph appears to be the "proposed" text. Please submit a new sheet that includes the current Comprehensive Plan text for this nomination.

Again, I will need this information within ten (10) working days, or by 4:30 PM on Wednesday, October 14, 2009. If you have any questions please feel free to contact me.

Thank you,

*Aaron Klibaner, AICP  
Planner II  
Planning Division  
Fairfax County Department of Planning & Zoning  
703-324-1232 phone  
703-324-3056 fax  
[Aaron.Klibaner@fairfaxcounty.gov](mailto:Aaron.Klibaner@fairfaxcounty.gov)*

## ATTACHMENT A. – Current Comprehensive Language

Revise language to acknowledge the conversion of the facility from a sewage treatment plant to a pumping station and its continuing use for that purpose. Expand the current Plan's description of possible "community serving public facilities" for which it might be used. Delete references to future development and density.

## Attachment B -- Proposed Comprehensive Plan Language

Current language and proposed changes are indicated in the underlined below:

The site of the former Dogue Creek Treatment Plant located on Old Mill Road in Sector MV7 is planned for community-serving public facilities that will be compatible with the surrounding existing residential uses, with its sensitive environmental character, and with its continuing use as a sewage pumping station.

Portions not in use by DPWES should be preserved as open space. Its location adjacent to George Washington's Grist Mill at the confluence of Dogue Creek and the North Fork of Dogue Creek supports passive uses that draw on its special historical and environmental character. It contains portions of the historic Potomac Path that ran between the Grist Mill and Old Mill Road. Community-serving public facilities might support passive uses to promote watershed stewardship and historical walking tours, for example, a boardwalk and nature pathway to provide walking access to Dogue Creek, the North Fork of Dogue Creek, and Washington's Grist Mill.

## ATTACHMENT <sup>C</sup>~~B~~. Justification

The current Plan should be updated to acknowledge the conversion decades ago of the sewage treatment plan to a pumping station and the continuing use of the site for that purpose. The property is located at the confluence of Dogue Creek and the North Fork of Dogue Creek and is almost entirely in the Resource Protection Area (see map). Portions not in use by DPWES should be preserved in a natural state as open space. Its special environmental and historical features support passive uses to promote watershed stewardship, historical and environmental education, and historical tourism.