

**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

Address: PO 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):  
*Patrick A Rea*

THIS BOX FOR STAFF USE ONLY	
Date Received:	<u>9/15/09</u>
Date Accepted:	<u>10-5-09 cal</u>
Planning District:	<u>MV</u>
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): \_\_\_\_\_ acres \_\_\_\_\_ square feet

Is the nomination a Neighborhood Consolidation Proposal?  Yes  No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.)  Yes  No

**PART 3: PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

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

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

**PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS**

See Section IV of the APR Guide for instructions.

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

b. CURRENT PLAN MAP RECOMMENDATION: 5 - 8 DUAC

c. CURRENT ZONING DESIGNATION: PDH - 5

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). \_\_\_\_\_  
See Attachment B

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 and work force housing, 35' height, surface parking

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

g. TOTAL Floor Area Ratio (FAR) Proposed: \_\_\_\_\_ TOTAL Gross Square Feet: \_\_\_\_\_

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*	No change in density and use <input checked="" type="checkbox"/>	
<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)	20	1,280	
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
<b>TOTAL:</b>	<b>20</b>	<b>25,600</b>	

**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
102-1-3A, 3C	2405 Parkers Ln	William P. Bock	2405 Parkers Ln, Alex, VA 22306	11.872	7009 0080 0002 2475 7229
* 102-1(1)) 3A		Valerie Bock			
* 102-1(1)) 3C					

\* Confirmed via email 10-1-09

Attachment A

FAIRFAX COUNTY COMPREHENSIVE PLAN, AREA IV  
Mount Vernon Planning District  
MV-6-Fort Hunt Community Planning Sector

Development of government center/fire station use, mental health facilities and hospital facilities with related ancillary uses, including medical offices, may be appropriate if the impacts on the surrounding community are mitigated. Development is planned with an FAR up to .35 if the following conditions are met:

- Limit the height of buildings on the periphery of the site to minimize visual impacts on the community
- Provide for substantial, usable open space. The entire complex should be visually screened by evergreen landscaping from the residentially planned and developed land fronting on Holland Road. However, landscaping along Holland Road should not be designed or located in a manner that interferes with the safe operation of the existing helistop.

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**The 11.3-acre Justice Snowden horse farm and stable at the southwest corner of Hinson Farm Road and Parkers Lane, adjacent to the hospital, tax map parcel 102-1((01))3c, is planned for a density of 5-8 dwelling units per acre and is zoned PDH-5. A portion of this site, approximately 4.4 acres, is not part of the approximately 7 acres of open space committed to Briary Farm subdivision. Should this tract be developed, the horse farm-related portion should be retained as open space, accessible to the entire Campus, including the hospital, with both active and passive recreational uses, and for senior housing at market rate on the 4.4-acre portion, consistent with the approved zoning. Surface parking on the grounds should be constructed with pervious material and should be sufficient to accommodate users to preclude overflow parking in adjacent neighborhoods. Any development of this site should also be subject to the recommendation of the Little Hunting Creek Watershed Management Plan.**

**As another option, the approximately 7 acres of open space could be conveyed or transferred to the County for incorporation into the "Mount Vernon District Campus" comprised of the government center/fire station, mental health facilities and hospital facilities, while the remaining 4.4 acre portion can be privately developed, as zoned, provided the existing covenant is lifted.**

Attachment C

Justification

The plan already calls for “substantial, usable space” in the vicinity of the hospital and the governmental facilities. Most of the Justice Snowden Farm is already dedicated open space, created when the Briary Farms townhouse development was constructed. Converting the farm into usable open space for both passive and active recreation would meet the objectives of the Comprehensive Plan, provide a nearby amenity for patients at the hospital, provide needed playing fields and limit further impervious surface as recommended in the Little Hunting Creek Watershed Management Plan.



The Mount Vernon Council of Citizens Associations, Inc.

### Hinson Farm



0 180 360 720 Feet



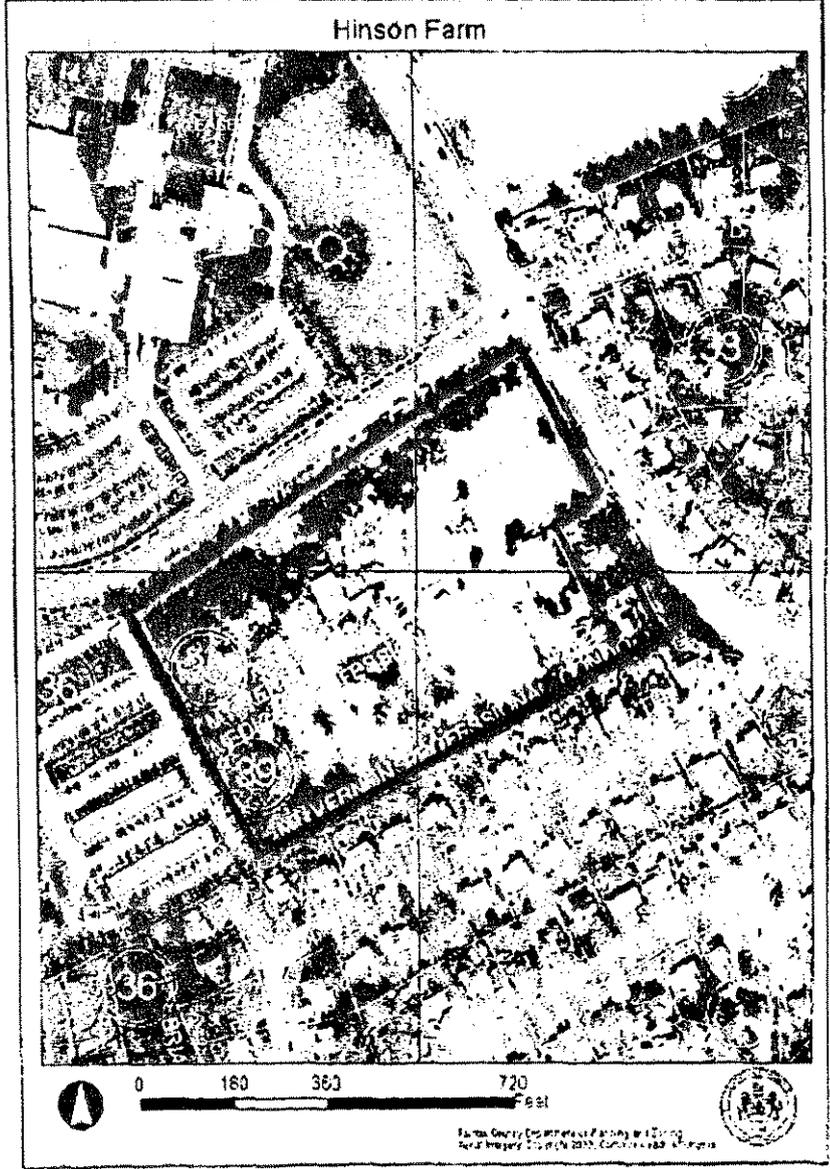
Fairfax County Department of Planning and Zoning  
Aerial Imagery, Copyright 2002, Commonwealth of Virginia

For Christopher Renda



The Mount Vernon Courthouse Association, Inc.

Nomination # 19



Hinson Farm