

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

SOUTHEAST FAIRFAX DEVELOPMENT CORP
Name: RICHARD F NEEL, JR. Daytime Phone: 703.360.5008
Address: 8850 RICHMOND HWY, SUITE 105
ALEXANDRIA VA 22309
Nominator E-mail Address: INFO @ SFDC. ORG
Signature of Nominator (NOTE: There can be only one nominator per nomination):
[Signature]

THIS BOX FOR STAFF USE ONLY
Date Received: 3/28/08
Date Accepted: 4-10-08 COR
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.

PRESIDENT

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: Lee Mount Vernon

Total number of parcels nominated: 39

Total aggregate size of all nominated parcels (in acres and square feet): 15.576 acres 678,490.56 square feet

Is the nomination a Neighborhood Consolidation Proposal? Yes No

Are the parcels within the Approved Sewer Service Area? 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. SEE ATTACHMENT A

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the Guide to the 2008 BRAC APR 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 ATTACHMENT B

b. CURRENT PLAN MAP DESIGNATION: _____
SEE ATTACHMENT B

c. CURRENT ZONING DESIGNATION: _____
C-8 PDH-5 Mixed Use/Private open space (as per clarification)

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (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 C

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 ATTACHMENT F

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

g. TOTAL Floor Area Ratio (FAR) Proposed: 75.50 (as per clarification) TOTAL Gross Square Feet: 122,505 (as per clarification)
~~508,867.92~~

| Categories | Percent of Total FAR | Square feet |
|---------------------------------------|-------------------------|-------------|
| Office | | |
| Retail | | |
| Public Facility, Govt & Institutional | | |
| Private Recreation/Open Space* | <u>SEE ATTACHMENT G</u> | |
| Industrial | | |
| Residential* | | |
| 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 | _____ |
| 4 - 5 du/ac | _____ |

* NOT COUNTED TOWARD FAR

| 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: | | | |

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. *ATTACHMENT D*

PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must be related to the changes anticipated due to BRAC. Provide a written justification that explains why your nomination should be considered BRAC-related, based on the questions below (two-page limit):

- a. Why should this proposal be considered BRAC-related?
- b. How would the proposed changes serve the new employees and residents of Fort Belvoir and the surrounding area?
- c. What needs created by the BRAC directives does this proposal fulfill?
- d. How could the proposed uses address the transportation networks impacted by the changes anticipated in the area?
- e. What adverse impacts might be created and how would they be off-set?
- f. What is your anticipated timeframe for development, if the proposed uses were to be approved?

ATTACHMENT E

All completed nomination forms must be submitted between March 3 and March 28, 2008 to:



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

Attachment A

SPECIFIC 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 postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

| Tax Map Number | Name of Property Owner | Street Address of Parcel | Mailing Address of Owner | Parcel Size in Acres | Signature of Owner or Certified Receipt |
|-----------------------|---|---------------------------------|--|-----------------------------|--|
| 1013 01 0100 | Demetrios Nicholakos | 8643 Richmond Highway | 2101 North Kensington Street, Arlington, VA 22205 | 2.246 | |
| 1101 01 0052 | Episcopal First African Methodist Church of Alexandria Virginia | 8653 Richmond Highway | 8653 Richmond Highway, Alexandria, VA 22309 | .377 | |
| 1101 01 0051 | Trend III Investment | 8655 Richmond Highway | 14204 White Water Way, Gaithersburg, MD 20878 | .561 | |
| 1101 27 0019 | Jubilation Properties II, LLC | 8741 Talbott Farm Drive | 616 North Washington St., Alexandria, VA 22314 | .099 | |
| 1101 27 A | Talbott Farm Homeowners Association | N/A | 5252 Cherokee Avenue, Suite 303, Alexandria, VA 22312 | 3.192 | |
| 1101 27 0018 | Jubilation Properties II, LLC | 8743 Talbott Farm Drive | 616 North Washington St., Alexandria, VA 22314 | .083 | |
| 1101 27 0016A | Rosa M. Jimenez | 8745 Talbott Farm Drive | 8745 Talbott Farm Drive, Alexandria, VA 22309 | .095 | |
| 1101 27 0015A | Don J. Mc Connell | 8747 Talbott Farm Drive | 8747 Talbott Farm Drive, Alexandria, VA 22309 | .095 | |

Woodlawn Sub-Unit B1

| | | | | | |
|---------------|-----------------------|-------------------------|---|------|--|
| 1101 27 0014A | Antwi Asante | 8746 Talbott Farm Drive | 8746 Talbott Farm Drive, Alexandria, VA 22309 | .095 | |
| 1101 27 0013A | Lee Grimsley | 8744 Talbott Farm Drive | 8744 Talbott Farm Drive, Alexandria, VA 22309 | .095 | |
| 1101 27 0012A | Mohammed Hossian | 8742 Talbott Farm Drive | 8742 Talbott Farm Drive, Alexandria, VA 22309 | .095 | |
| 1101 27 0011A | Muhammed Tanveer Butt | 8740 Talbott Farm Drive | 8740 Talbott Farm Drive, Alexandria, VA 22309 | .095 | |
| 1101 27 0010A | Leonard Spalding | 8738 Talbott Farm Drive | 8738 Talbott Farm Drive, Alexandria, VA 22309 | .095 | |
| 1101 27 0009A | Roque Pleitez | 8736 Talbott Farm Drive | 3421 Sunnyview Drive, Alexandria, VA 22309 | .083 | |
| 1101 27 0008A | Tracy Alan Amos | 8734 Talbott Farm | 8734 Talbott Farm Drive, Alexandria, VA 22309 | .096 | |
| 1101 27 0025 | Gyasi Nkrumah | 8719 Talbott Farm | 8719 Talbott Farm Drive, Alexandria, VA 22309 | .082 | |
| 1101 27 0024 | Ana Gonzalez | 8721 Talbott Farm | 8721 Talbott Farm Drive, Alexandria, VA 22309 | .079 | |
| 1101 27 0023 | Rhoda Pureza | 8723 Talbott Farm | 8723 Talbott Farm, Alexandria, VA 22309 | .079 | |
| 1101 27 0022 | Andrew Covan | 8725 Talbott Farm | 8725 Talbott Farm Drive, Alexandria, VA 22309 | .079 | |
| 1101 27 0021 | Manuraj Sharma | 8727 Talbott Farm | 8727 Talbott Farm Drive, Alexandria, VA 22309 | .079 | |
| 1101 27 0020 | Marc Oliver Moeller | 8729 Talbott Farm | 8720 Talbott Farm Drive, Alexandria, VA 22309 | .081 | |

Woodlawn Sub-Unit B1

| | | | | | |
|---------------|-------------------------|-----------------------|--|-------|--|
| 1101 27 0005 | Nhi Ho-Cao | 8728 Talbott Farm | 8728 Talbott Farm Drive, Alexandria, VA 22309 | .078 | |
| 1101 27 0004 | Maria Zelaya | 8726 Talbott Farm | 8726 Talbott Farm Drive, Alexandria, VA 22309 | .074 | |
| 1101 27 0003 | Manuel Rivera | 8724 Talbott Farm | 8724 Talbott Farm Drive, Alexandria, VA 22309 | .084 | |
| 1101 27 0002 | Nkansah Boateng | 8722 Talbott Farm | 8722 Talbott Farm Drive, Alexandria, VA 22309 | .087 | |
| 1101 27 0001 | Barbara Swanigan-Carr | 8720 Talbott Farm | 8720 Talbott Farm Drive, Alexandria, VA 22309 | .091 | |
| 1101 27 0006 | Cai Shi Jin | 8730 Talbott Farm | 8730 Talbott Farm Drive, Alexandria, VA 22309 | .076 | |
| 1101 27 0007 | Mohammed Abul Hasnat | 8732 Talbott Farm | 8732 Talbott Farm Drive, Alexandria, VA 22309 | .080 | |
| 1101 17 0001B | RHC Associates | 8685 Richmond Highway | 5 Brewster St. #368, Glen Cove, NY 11542 | .446 | |
| 1101 17 0001A | DH Lee, Inc. | 8689 Richmond Highway | 8689 Richmond Highway, Alexandria, VA 22309 | .787 | |
| 1101 17 A1 | Mount Vernon Plaza, LLC | 8721 Cooper Road | 8343B Greensboro Dr., McLean, VA 22102 | 1.617 | |
| 1101 17 B1 | Mount Vernon Plaza, LLC | 8733 Cooper Road | 8343B Greensboro Dr., McLean, VA 22102 | 1.003 | |
| 1101 17 0002A | Marcel Kouhana | 8743 Cooper Road | 8332 Richmond Highway, Suite 201, Alexandria, VA 22309 | .500 | |
| 1101 17 0025A | Marcel Kouhana | 8747 Cooper Road | 8332 Richmond Highway, Suite 201, Alexandria, VA 22309 | .703 | |

Woodlawn Sub-Unit B1

| | | | | | |
|----------------|----------------------------------|------------------|--|------|--|
| 1101 17 0025 | Marcel Kouhana | 8801 Cooper Road | 8332 Richmond Highway, Suite 201, Alexandria, VA 22309 | .569 | |
| 1101 15A 0001 | Martin Kramer, Sr. | 8805 Cooper Road | HC 32 Box 417 Petersburg, WV 26847 | .500 | |
| 1101 15A 0003A | Martin Kramer, Sr. | 8805 Cooper Road | HC 32 Box 417 Petersburg, WV 26847 | .203 | |
| 1101 15A 0002 | Margaret Limerick | 8809 Cooper Road | 8809 Cooper Road, Alexandria, VA 22309 | .500 | |
| 1101 15A 0003 | Franklin O. and Felicia B. Moore | 5108 Cedar Road | 5108 Cedar Road, Alexandria, VA 22309 | .297 | |

Woodlawn Sub-Unit B1

Attachment B

Sub-unit B-1 Woodlawn CBC

Sub-unit B-1 is located along the east side of Richmond Highway between Lukens Lane and Cooper Road to Cedar Road and is planned for office and neighborhood-serving retail use up to .35 FAR. Open space should be preserved around the environmental quality corridor surrounding Dogue Creek as shown on the Plan map. Buildings should be oriented toward Richmond Highway with parking located to the rear which is well-screened and buffered from adjacent residential uses.

As an option, if parcels are substantially consolidated, a mixed-use project at an overall intensity up to .50 FAR may be appropriate if the following conditions are met:

- Residential use is a component;
- Consolidation of parcels includes the environmental quality corridor surrounding Dogue Creek which is preserved as open space, but does not require the inclusion of the Cooper Center;
- Commercial uses are oriented toward Richmond Highway and residential uses away from Richmond Highway;
- Dedication of needed right-of-way for planned roadway improvements is provided;
- Access is provided at a median break and coordinated with the planned roadway improvements;
- An efficient internal circulation system provided; and
- Substantial buffering and screening are provided to adjacent residential and other existing uses.

As an alternative to the mixed-use option, Parcels 101-3((1))100, 110-1((1))2, 51 and 52, may be appropriate for residential use at 4-5 du/ac. If this alternative is exercised, Parcel 2, which is substantial in size and located west of Dogue Creek, may be developed without consolidation with the other parcels. However, full consolidation of the parcels located east of Dogue Creek would be required to exercise this alternative on Parcels 100, 51 and 52. Further, if this alternative is exercised on parcels east or west of Dogue Creek, the following conditions should be met:

- Preservation of the environmental quality corridor surrounding Dogue Creek as open space;
- Dedication of needed right-of-way for planned roadway improvements is provided;
- Access is provided at a median break and coordinated with the planned roadway improvements; and
- An efficient internal circulation system is provided.

Attachment C

Sub-unit B-1

Woodlawn CBC

Sub-unit B-1 is located along the east side of Richmond Highway between Lukens Lane and Cooper Road to Cedar Road and is planned for office and neighborhood-serving retail use up to .35 FAR. Open space should be preserved around the environmental quality corridor surrounding Dogue Creek as shown on the Plan map. Buildings should be oriented toward Richmond Highway tapering down in height toward adjacent residential areas preferably with parking located to the rear which is well-screened and buffered from adjacent residential uses.

As an option, if parcels 1101 17 0001B, 1101 17 0001A, 1101 17 A1, 1101 17 B1, 1101 17 0002 A, 1101 17 0025A, 1101 17 0025 are substantially consolidated, an office, retail and/or hotel project at an overall intensity up to .50 FAR may be appropriate if the following conditions are met:

- Uses are oriented toward Richmond Highway and buildings taper down in height toward adjacent residential uses;
- Dedication of needed right-of-way for planned roadway improvements is provided;
- Access is provided at a median break and coordinated with the planned roadway improvements;
- An efficient internal circulation system provided; and
- Substantial buffering and screening are provided to adjacent residential and other existing uses.
- The traffic impact of the proposed development is thoroughly analyzed and mitigated using a Transportation Demand Management (TDM) program that may include shuttle bus service, Metrorail subsidies, and vanpool and carpool matching services;
- Inclusion of urban design elements such as streetscaping, public art, pedestrian plazas, cultural/recreation facilities, landscaped open space, landmarks or building designs which will denote this area as a focal point of the Woodlawn Community Business Center. The urban design recommendations found at the end of this Plan are to be used as a guide.

Parcels 101-3((1))100, 110-1((1))2, 51 and 52, may be appropriate for residential use at 4-5 du/ac. If this alternative is exercised, Parcel 2, which is substantial in size and located west of Dogue Creek, may be developed without consolidation with the other parcels. However, full consolidation of the parcels located east of Dogue Creek would be required to exercise this alternative on Parcels 100, 51 and 52. Further, if this alternative is exercised on parcels east or west of Dogue Creek, the following conditions should be met:

- Preservation of the environmental quality corridor surrounding Dogue Creek as open space;
- Dedication of needed right-of-way for planned roadway improvements is provided;
- Access is provided at a median break and coordinated with the planned roadway improvements; and
- An efficient internal circulation system is provided.

Parcels 1101 15A 002 and 1101 15A 0003 are currently developed with single-family dwelling units and may be retained as residential uses at 2-3 dwelling units per acre consistent with adjacent residential properties.

Deleted: mixed-use

Deleted: .5

Deleted: 0

Deleted: • Residential use is a component; ¶
• Consolidation of parcels includes the environmental quality corridor surrounding Dogue Creek which is preserved as open space, but does not require the inclusion of the Cooper Center; ¶

Deleted: Commercial u

Deleted: away from Richmond Highway

Deleted: As an alternative to the mixed-use option,

Attachment E

PART 6: JUSTIFICATION

a. Proposal is BRAC related.

This nomination seeks to anticipate revitalization and redevelopment opportunities on Richmond Highway which may arise from the Base Realignment and Closure (BRAC) decisions to relocate about 19,000 Department of Defense jobs to Fort Belvoir by 2011. While the largest components of the BRAC relocations will be situated at the Engineer Proving Ground and elsewhere, the south post of Fort Belvoir near Richmond Highway also will experience a large increase in its daytime population. Approximately 5,500 additional jobs will be brought to south post with the new DeWitt Army Community Hospital (2,069 jobs), relocations of Army leased space (2,720 jobs), elements of the Program Executive Office for Enterprise Information Systems (480 jobs) and Missile and Space Defense Agencies (292 jobs).

Increased Defense activity at Fort Belvoir is expected to generate off-post economic activity. The extent to which government contractors will require office space near Fort Belvoir remains a matter of speculation. This nomination will permit as an option office development on a few key parcels on Richmond Highway, convenient to Fort Belvoir, in the event the market finds sufficient demand from contractors for such space.

b. Serves Fort Belvoir and surrounding area.

Richmond Highway is the primary entry point for the south post of Fort Belvoir. As a commercial corridor, the highway provides access to services, retail shopping and dining for the population both on the post and in the surrounding southeastern Fairfax communities. With an eye toward accommodating the future office space needs of contractors seeking to be close to their accounts at Fort Belvoir and lodging needs for visitors to the base and the area's tourism venues, this nomination will permit development of office, hotel and support retail on a few key highway parcels. Expanding the daytime office population on Richmond Highway is essential to the long-term economic health of the corridor. Today's very limited Class-A offices inventory on Richmond Highway is insufficient to support the range of restaurant and other retail opportunities desired by the community. This nomination also will aid in Fairfax County's important fiscal goal to expand its commercial tax base, which currently accounts for only 19 percent of the County's total real estate assessment base.

c. Fulfills BRAC-created needs.

The BRAC directives will be shifting concentrations of Defense-related employment within the region to southeast Fairfax where the existing inventory of office space is minimal. This nomination will permit as an option office, hotel and retail development on a few key parcels on Richmond Highway, convenient to Fort Belvoir, in the event the market finds sufficient demand from contractors and others for office and lodging.

Woodlawn Sub-Unit B1

d. Addresses transportation networks impacted by anticipated changes.

Impacts on the region's transportation networks can be lessened somewhat by the development of new office and retail in proximity to Fort Belvoir. If government contractors have offices close to the Defense agencies with which they work, those contractors will be traveling less frequently on regional transportation networks to service their accounts.

e. Offsets adverse impacts that might be created.

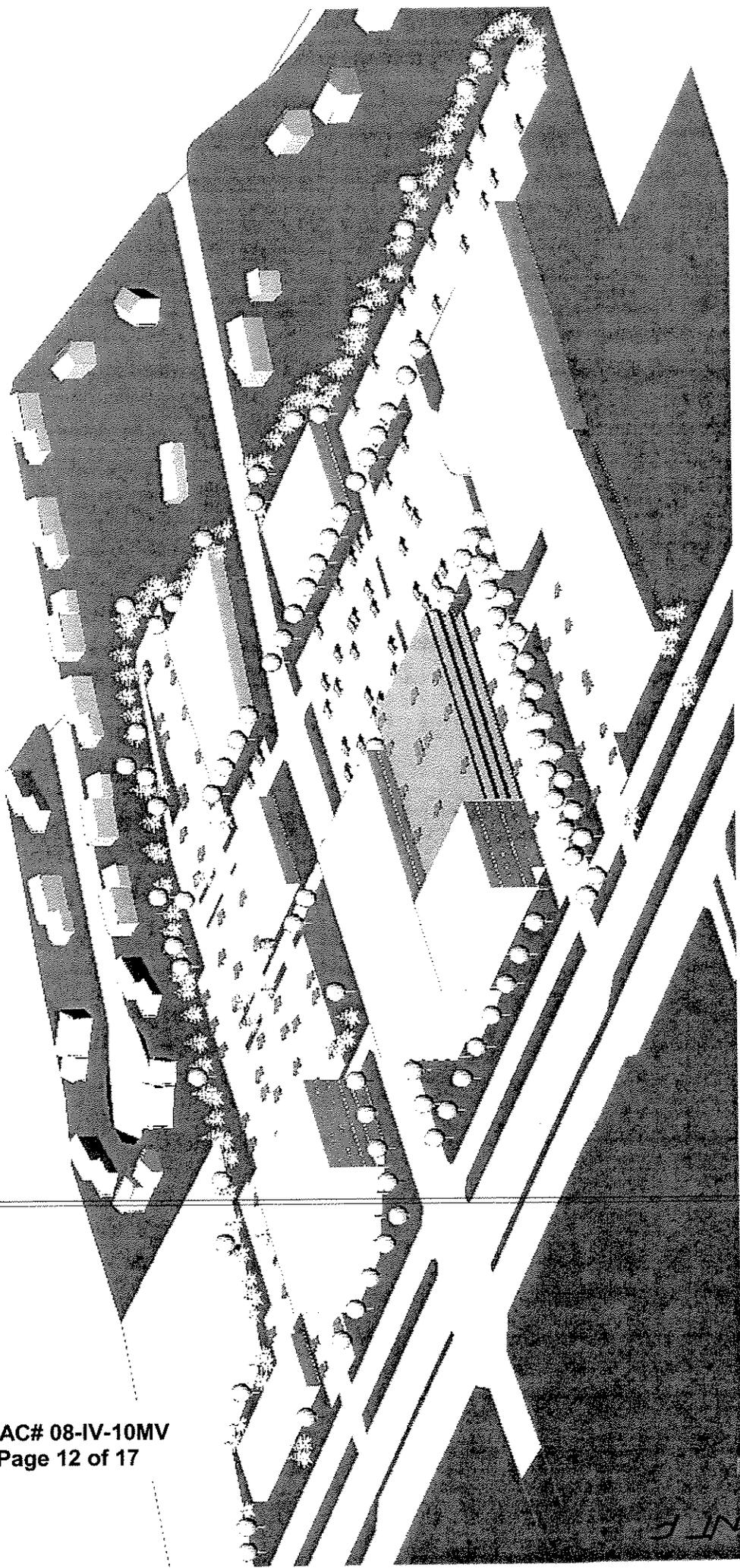
Transportation impacts are of genuine concern for any significant development. In this case, the nominated parcels are a half mile from Richmond Highway's intersection with Old Mill Road. The Federal Highway Administration, in conjunction with the Army, VDOT and the County, is planning intersection improvements here and a new four-lane divided roadway (following Old Mill Road) through Fort Belvoir to restore a vital east-west connection from the highway corridor to Telegraph Road. When completed, this new road will improve traffic circulation in this area. The nominated parcels also are situated on a highway corridor that boasts enhanced bus service (Richmond Highway Express, Fairfax Connector and Metrobus). These existing transit options will allow for creative transportation demand management initiatives (e.g., shuttle bus service, Metro subsidies for employees and vanpool and carpool matching services) to minimize transportation impacts should redevelopment occur as a result of a revised Comprehensive Plan.

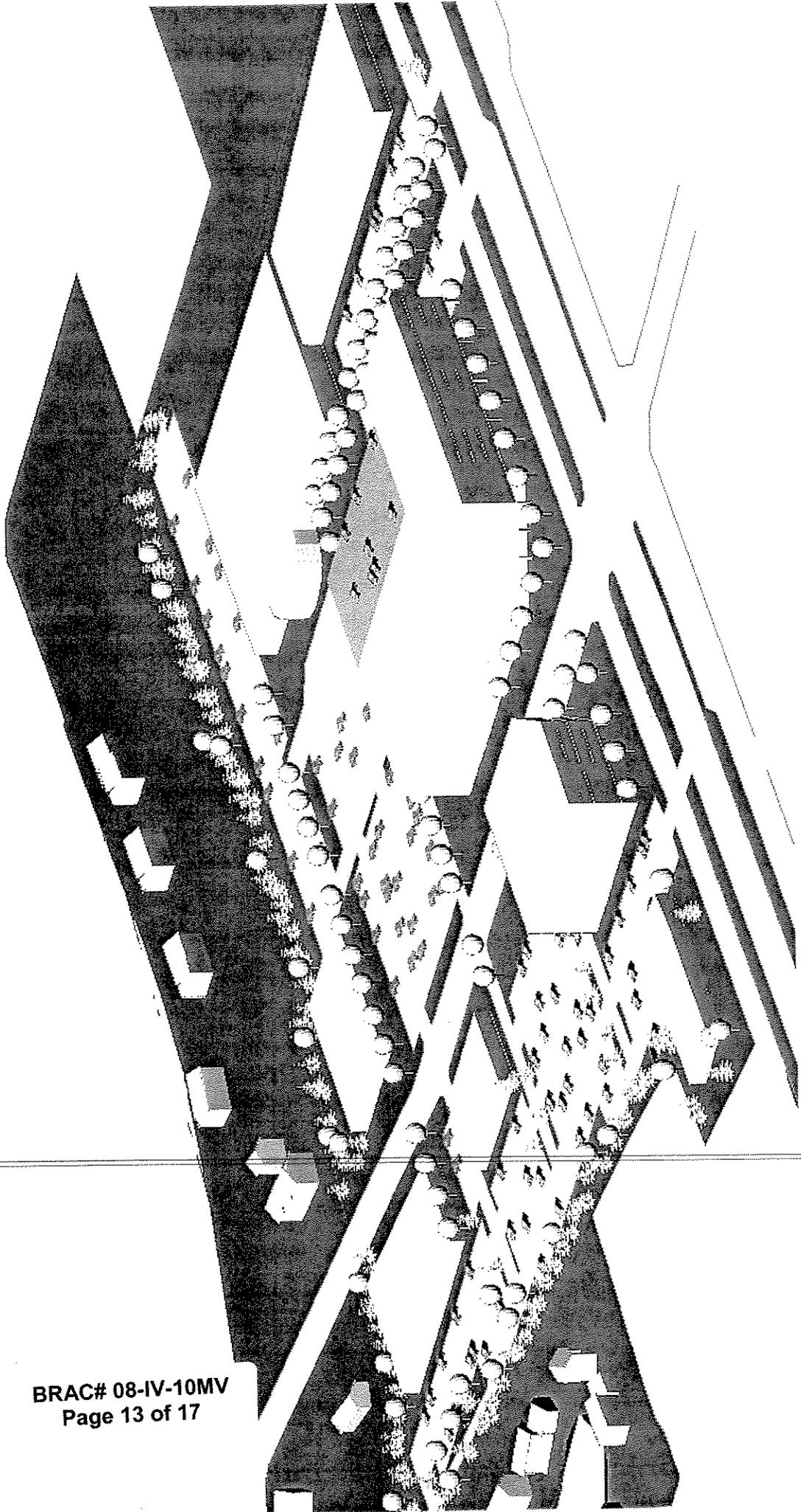
Environmental impacts deserve close attention in light of the proximity of environmentally sensitive areas to the nominated parcels. One of the important benefits of a redevelopment project, as proposed here, is the opportunity to implement the latest standards in storm water management and to provide ample open space in a well designed new development. The existing conditions of some of the older commercial developments involved here, with significant impervious surfaces and minimal open space, contribute to the degraded conditions in nearby environmental quality corridors.

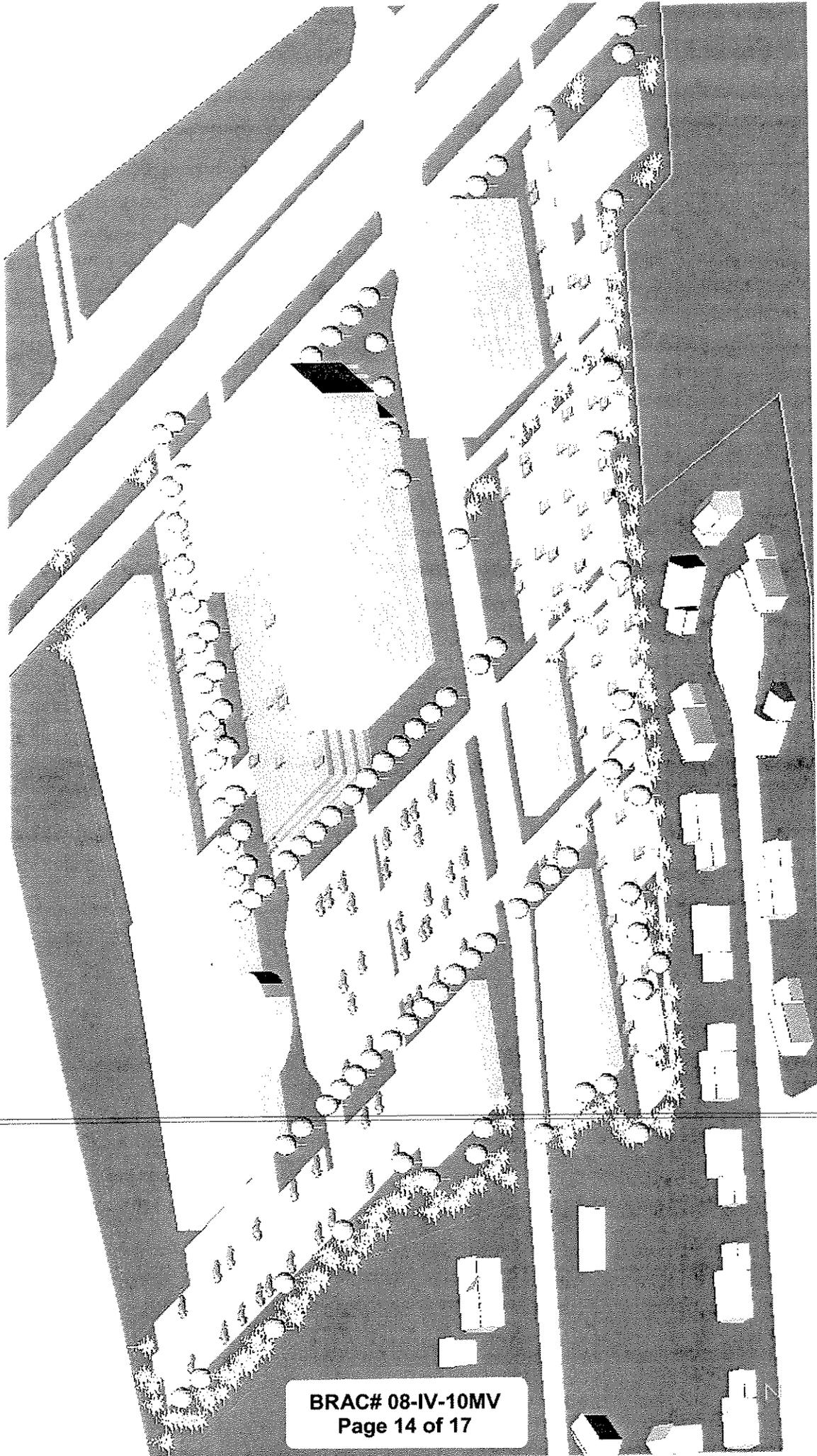
f. Anticipated timeframe for development.

Office development in the Woodlawn Community Business Center will be dependant on market conditions and likely will occur in phases. An October 2005 Urban Land Institute Technical Assistance Panel Report on Richmond Highway suggested that a limited opportunity may exist on this southern portion of the highway for future BRAC-related office development combined with civic and cultural uses. The ULI panel recommended "allowing an FAR between 1.0 and 1.5" for such property assemblages and noted that most of the likely redevelopment sites currently are occupied by shopping centers and aging garden apartment complexes.

Woodlawn Sub-Unit B1







SFDC APR Nominations

Woodlawn Sub-Unit B2 (08-IV-11MV)

| | | | | |
|-------------------------------|---------------|----------------------------|------------------|------------------|
| total parcels combined = | 435,150 sq ft | | | |
| total leasable area = | 280,020 sq ft | area | parking required | parking provided |
| total office garage area = | - sq ft | office area = | 199,440 sq ft | 519 |
| total buildout area = | 280,020 sq ft | retail = | 80,580 sq ft | 346 |
| | | total = | 280,020 sq ft | 865 |
| | | | | 754 |
| total open space = | 56,550 sq ft | | | |
| total gross area = | 336,570 sq ft | surface parking provided = | 370 | |
| | | garage parking provided = | 384 | |
| office % to total gross = | 59.3% | total parking provided = | 754 | |
| retail % to total gross = | 23.9% | | | |
| open space % to total gross = | 16.8% | | | |
| open space as % of lot area = | 13.0% | | | |
| Floor Area Ratio = | 0.65 | | | |

Woodlawn Sub-Unit B1 - Alter ← this nomination

| | | | | |
|-------------------------------------|---------------|----------------------------|------------------|------------------|
| total parcels combined = | 245,009 sq ft | | | |
| total leasable area = | 122,504 sq ft | area | parking required | parking provided |
| total office garage area = | 0 sq ft | office area = | 93,924 sq ft | 206 |
| total buildout area = | 122,504 sq ft | retail = | 28,580 sq ft | 123 |
| | | total = | 122,504 sq ft | 329 |
| | | | | 263 |
| total open space = | 34,916 sq ft | surface parking provided = | 263 | |
| total gross area = | 157,420 sq ft | garage parking provided = | 0 | |
| | | total parking provided = | 263 | |
| office % to total gross = | 59.7% | | | |
| retail % to total gross = | 18.2% | | | |
| open space % to total gross = | 22.2% | | | |
| open space as % of lot area = | 14.3% | | | |
| Floor Area Ratio = | 0.50 | | | |
| Woodlawn Sub-Unit B1 - Alter | | | | |
| total parcels combined = | 245,009 sq ft | | | |
| total leasable area = | 122,505 sq ft | area | parking required | parking provided |
| total office garage area = | 0 sq ft | hotel | 79,340 sq ft | 206 |
| total buildout area = | 122,505 sq ft | office | 14,585 | |
| | | retail = | 28,580 sq ft | 123 |
| | | total = | 122,505 sq ft | 329 |
| | | | | 263 |
| total open space = | 34,916 sq ft | surface parking provided = | 263 | |
| total gross area = | 157,421 sq ft | garage parking provided = | 0 | |
| | | total parking provided = | 263 | |
| office % to total gross = | 59.7% | | | |
| retail % to total gross = | 18.2% | | | |
| open space % to total gross = | 22.2% | | | |
| open space as % of lot area = | 14.3% | | | |
| Floor Area Ratio = | 0.50 | | | |

Cerdeira, Lilian

From: Mason, Lindsay A.
Sent: Thursday, April 17, 2008 8:31 AM
To: Cerdeira, Lilian
Subject: FW: BRAC APR Nomination PC 2008-023; Response Requested

From: rickneel [mailto:rickneel@nova.org]
Sent: Wednesday, April 16, 2008 6:09 PM
To: Mason, Lindsay A.
Cc: 'Lara L. Fritts'
Subject: RE: BRAC APR Nomination PC 2008-023; Response Requested

Lindsay,

Yes, please do so. Thank you.

Rick Neel
Southeast Fairfax Development Corporation
8850 Richmond Highway
Alexandria, VA 22309
703-360-5008

From: Mason, Lindsay A. [mailto:Lindsay.Mason@fairfaxcounty.gov]
Sent: Wednesday, April 16, 2008 12:22 PM
To: Rickneel@nova.org
Subject: FW: BRAC APR Nomination PC 2008-023; Response Requested

Rick,
Not sure if you received the notification below. Please let me know if you agree to the change to your nomination.

Thank you,
Lindsay

From: Mason, Lindsay A.
Sent: Friday, April 11, 2008 3:25 PM
To: 'info@sfdc.org'
Cc: Mason, Lindsay A.
Subject: BRAC APR Nomination PC 2008-023; Response Requested

Richard F. Neel
8850 Richmond Hwy, Suite 105
Alexandria, VA 22309

RE: BRAC APR Nomination; PC 2008-023

Dear Mr. Neel:

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 BRAC APR Nomination (temporary id number) PC-2008-023 has been received by the Department of Planning and Zoning. I have reviewed the nomination as to its compliance with the submission requirements as set

BRAC# 08-IV-10MV
Page 16 of 17

4/17/2008

forth in the *Guide to the 2008 BRAC Area Plans Review* and have the following concerns:

- Part 4b of the nomination form asks for the Current Plan Map Designation, to which you indicated "See Attachment B". Attachment B contains the current Comprehensive Plan Text for Sub-Unit B-1, but does not provide the Plan Map designation. Therefore, I intend to correct the nomination to include "Mixed Use and Private Open Space" in part 4b. Please let me know if you agree to this change.

Failure to provide this information to the Department of Planning and Zoning by (10 business days from the date of the letter) will cause the nomination to be rejected.

I am the Department of Planning and Zoning staff member assigned to review your nomination for technical compliance with the application. Please address your response or questions to me at Lindsay.Mason@fairfaxcounty.gov.

Sincerely,

Lindsay A. Mason

Fairfax County Department of Planning & Zoning
12055 Government Center Pkwy., Suite 730
Fairfax, VA 22035
703.324.1382
(fax) 703-324-3056