

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: David R. Gill on behalf of Daytime Phone: (703) 712-5039

Address: MR Lewin Park Capital LLC
McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800, McLean, VA 22102

Nominator E-mail Address: dgill@mcguirewoods.com

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: ACCEPTED BY THE BOB ON 5-19-08
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.
Agent on behalf of MR Lewin Park Capital LLC

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: Lee Mount Vernon

Total number of parcels nominated: 26

Total aggregate size of all nominated parcels (in acres and square feet): 11.55 acres 503,262 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.

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 attached

b. CURRENT PLAN MAP DESIGNATION: Residential 1 to 2 du/ac

c. CURRENT ZONING DESIGNATION: R-1

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). Office/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?) Office, support retail and restaurants (see statement)

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: 1.25 w/ option to 1.95 TOTAL Gross Square Feet: Depends on base recommendation versus option

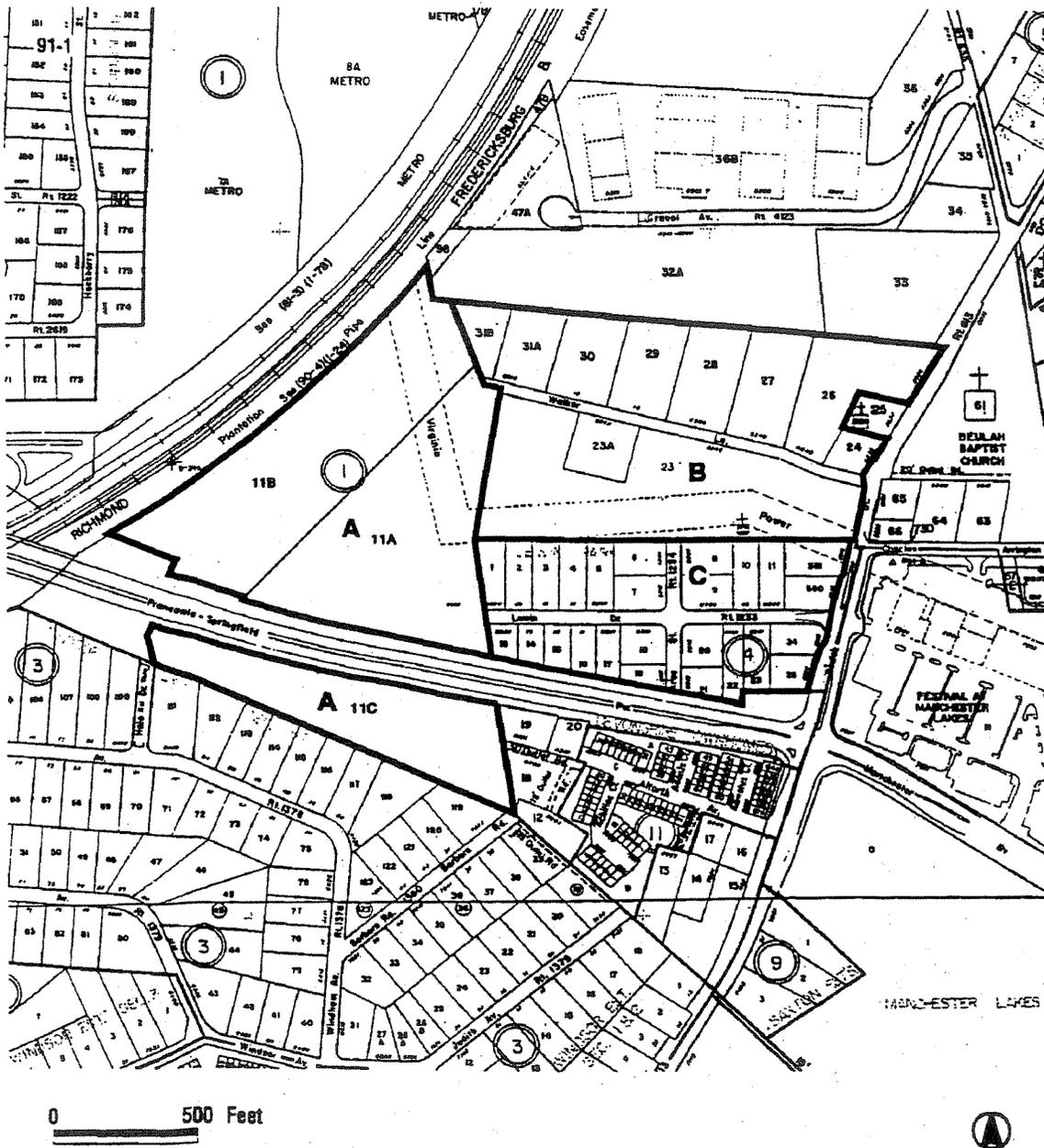
Categories	Percent of Total FAR	Square feet
Office	65 to 100%	
Retail		
Public Facility, Govt & Institutional		Depends on base recommendation
Private Recreation/Open Space		versus option
Industrial		
-----Residential/Hotel	Up to 35%	
TOTAL	100%	

*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 | |

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:			



WALKER LANE/LEWIN PARK AREA
S9 BEULAH COMMUNITY PLANNING SECTOR

FIGURE 46

- Provision should be made to accommodate a future connection for pedestrian and shuttle bus access to the Joe Alexander Transportation Center from a point within Land Unit A via a bridge over the CSX and Metrorail tracks;
- To encourage transit use, the amount of parking should be minimized to the extent feasible;
- Access is provided from Land Unit C through Land Unit B to Beulah Street;
- If Land Unit C has redeveloped for non-residential use, a road to serve the redeveloped area should be provided in lieu of the 25-foot buffer, which is planned to be located north of Land Unit C. However, in the event that 760,000 gross square feet of the approved development in Land Units A (excluding Parcel 11A) and B occur prior to the redevelopment of Land Unit C, this road should be constructed along the northern edge of the 25-foot buffer and the buffer area preserved; and
- A Transportation Demand Management Program (TDM) is put in place which encourages the use of the Joe Alexander Transportation Center as an alternative to single occupant vehicle commuting.



LAND UNIT C

The Lewin Park community is planned for residential use at 1-2 dwelling units per acre. Land Unit A, to the west, is planned for residential use with an option for office use, while Land Unit B, to the north, is recommended for residential use with office uses as an option. If the optional uses for Land Unit B are approved through a rezoning, then office, hotel, and support retail uses at up to .55 FAR may be appropriate for Land Unit C if the following conditions are satisfied:

- The parcels in the land unit are substantially and logically consolidated;
 - The Guidelines for Neighborhood Redevelopment as provided in the Policy Plan are met; and
 - Right-of-way is dedicated for the planned Beulah Street/Franconia-Springfield Parkway interchange.
2. Low-rise office development up to .35 FAR is planned for the vacant parcels between old and new Franconia Roads, immediately east of the CSX Railroad right-of-way, with buffering to the new roadway and access from Old Franconia Road.
 3. Within the Franconia Road, Beulah Street, and Grovedale Drive triangle, the area located south and west of both the Franconia Fire Station and the Franconia Government Center is planned for low intensity office use. Neighborhood-serving retail use up to .25 FAR is planned along Franconia Road. In order to develop either office or retail uses in the area, the following conditions should be met:
 - Substantial parcel consolidation and a coordinated development plan that reflects a superior site layout and architectural design should be an element of any development proposal;

MR LEWIN PARK LLC - BRAC APR NOMINATION FORM

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Area (sf)	Parcel Size in Acres	Current Zoning	Signature of Owner or Certified Receipt Number
0911 04 0001	William J. Green	6324 Lewin Drive	6324 Lewin Drive Alexandria, VA 22310	21,787	0.50	R-1	7004 2510 0000 1386 3134
0911 04 0002	Effie M. Green	6320 Lewin Drive	7801 Blackacre Road Clifton, VA 20124	22,180	0.51	R-1	See attached petition
0911 04 0003	Ali R. Kilinc	6316 Lewin Drive	6316 Lewin Drive Alexandria, VA 22310	22,105	0.51	R-1	See attached petition
0911 04 0004	Robert J. Hartman	6312 Lewin Drive	6312 Lewin Drive Alexandria, VA 22310	22,105	0.51	R-1	See attached petition
0911 04 0005	Judith A. Hartman	6308 Lewin Drive	6308 Lewin Drive Alexandria, VA 22310	22,105	0.51	R-1	See attached petition
0911 04 0006	Mary Jane Scherzer EXRX, Heirs Or	6908 Arco Street	10808 B Henderson Road Fairfax Station, VA 22039	21,781	0.50	R-1	See attached petition
0911 04 0007	Diane L. Beachy	6912 Arco Street	6551 Loisdale Court Suite 900 Springfield, VA 22150	21,783	0.50	R-1	7004 2510 0000 1386 3143
0911 04 0008	Donald Beachy	6907 Arco Street	6907 Arco Street Alexandria, VA 22310	21,781	0.50	R-1	See attached petition
0911 04 0009	Harvest Enterprises	6254 Lewin Drive	6254 Lewin Drive Alexandria, VA 22310	21,783	0.50	R-1	See attached petition
0911 04 0010	Metro Park LLC	6248 Lewin Drive	1725 I Street, NW Suite 300 Washington, DC 20006	21,780	0.50	R-1	See attached petition
0911 04 0011	Shazack Ali	6244 Lewin Drive	319 Westview Court Vienna, VA 22180	21,780	0.50	R-1	See attached petition
0911 04 0013	Maureen Ali	6323 Lewin Drive	1725 I Street, NW Suite 300	12,967	0.30	R-1	See attached petition
0911 04 0014	William J. Shuttleworth	6319 Lewin Drive	Washington, DC 20006 1725 I Street, NW Suite 300	12,556	0.29	R-1	"
0911 04 0015	Jennifer C. Shuttleworth	6315 Lewin Drive	Washington, DC 20006 1725 I Street, NW Suite 300	13,726	0.32	R-1	"
0911 04 0016	Park Meredith LLC	6311 Lewin Drive	Washington, DC 20006 1725 I Street, NW Suite 300	14,997	0.34	R-1	"
0911 04 0017	Reginald Maurice Roberts	6307 Lewin Drive	Washington, DC 20006 1725 I Street, NW Suite 300	15,397	0.35	R-1	"
0911 04 0018	Meredith M M Foundation	6301 Lewin Drive	Washington, DC 20006 1725 I Street, NW Suite 300	21,781	0.50	R-1	"
0911 04 0019	Meredith M M Foundation	6918 Arco Street	Washington, DC 20006 1725 I Street, NW Suite 300	11,072	0.25	R-1	"

MR LEWIN PARK LLC - BRAC APR NOMINATION FORM

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Area (sf)	Parcel Size In Acres	Current Zoning	Signature of Owner or Certified Receipt Number
0911 04 0020	David F. Nichols Linda A. Nichols Eliem Alvin Nichols Deborah Nichols Michael K. White Debra Jo White Lewin Park LLC	6915 Arco Street	6416 Rose Hill Drive c/o David Francis Nichols Alexandria, VA 22310	21,781	0.50	R-1	7004 2510 0000 1386 3174
0911 04 0021	Ronald S. Fecso	6919 Arco Street	1725 I Street, NW Suite 300 Washington, DC 20006	15,334	0.35	R-1	7004 2510 0000 1386 3167 see attached petition
0911 04 0022	Ronald S. Fecso	6251 Lewin Drive	1838 N Herndon Street Arlington, VA 22201	19,040	0.44	R-1	see attached petition
0911 04 0023	James D. Bruffy Ronald L. Bruffy	6247 Lewin Drive	1212 Golf Meadow Boulevard Valrico, FL 33594	21,782	0.50	R-1	see attached petition
0911 04 0024	Robert W. Jones, Jr.	6922 Beulah Street	6922 Beulah Street Alexandria, VA 22310	19,829	0.46	R-1	see attached petition
0911 04 0025	Thomas G. Watkins, Jr. Lois J. Watkins	6926 Beulah Street	6926 Beulah Street Alexandria, VA 22310	19,021	0.44	R-1	7004 2510 0000 1386 3150 see attached petition
0911 04 0500	Wayne Martin Shepard Judith Forehand Woods Wanda Sue Novak	6914 Beulah Street	232 Tazwell's Way c/o Judith Forehand Woods Williamsburg, VA 23185	19,516	0.45	R-1	see attached petition
0911 04 0501	Carol Brett Natoli Wayne Martin Shepard Judith Forehand Woods Wanda Sue Novak Carol Brett Natoli	6910 Beulah Street	232 Tazwell's Way c/o Judith Forehand Woods Williamsburg, VA 23185	23,493	0.54	R-1	see attached petition
	Doc. # 5231605V1						



GENERAL NOTES

1. This map is a preliminary map and is subject to change without notice.

2. The boundaries of the various zoning districts are shown by a thick black line.

3. The boundaries of the various lots are shown by a thin black line.

4. The boundaries of the various streets are shown by a dashed line.

5. The boundaries of the various parks are shown by a hatched pattern.

6. The boundaries of the various schools are shown by a dotted pattern.

7. The boundaries of the various churches are shown by a cross-hatched pattern.

8. The boundaries of the various public buildings are shown by a diagonal line pattern.

9. The boundaries of the various industrial buildings are shown by a horizontal line pattern.

10. The boundaries of the various commercial buildings are shown by a vertical line pattern.

11. The boundaries of the various residential buildings are shown by a grid pattern.

12. The boundaries of the various undeveloped lands are shown by a blank space.

13. The boundaries of the various water bodies are shown by a wavy line pattern.

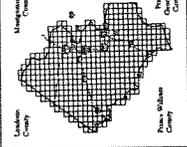
14. The boundaries of the various utility lines are shown by a dashed line with a central dot.

15. The boundaries of the various transit lines are shown by a solid line with a central dot.

16. The boundaries of the various other features are shown by their respective patterns.

ADMINISTRATIVE INDEX

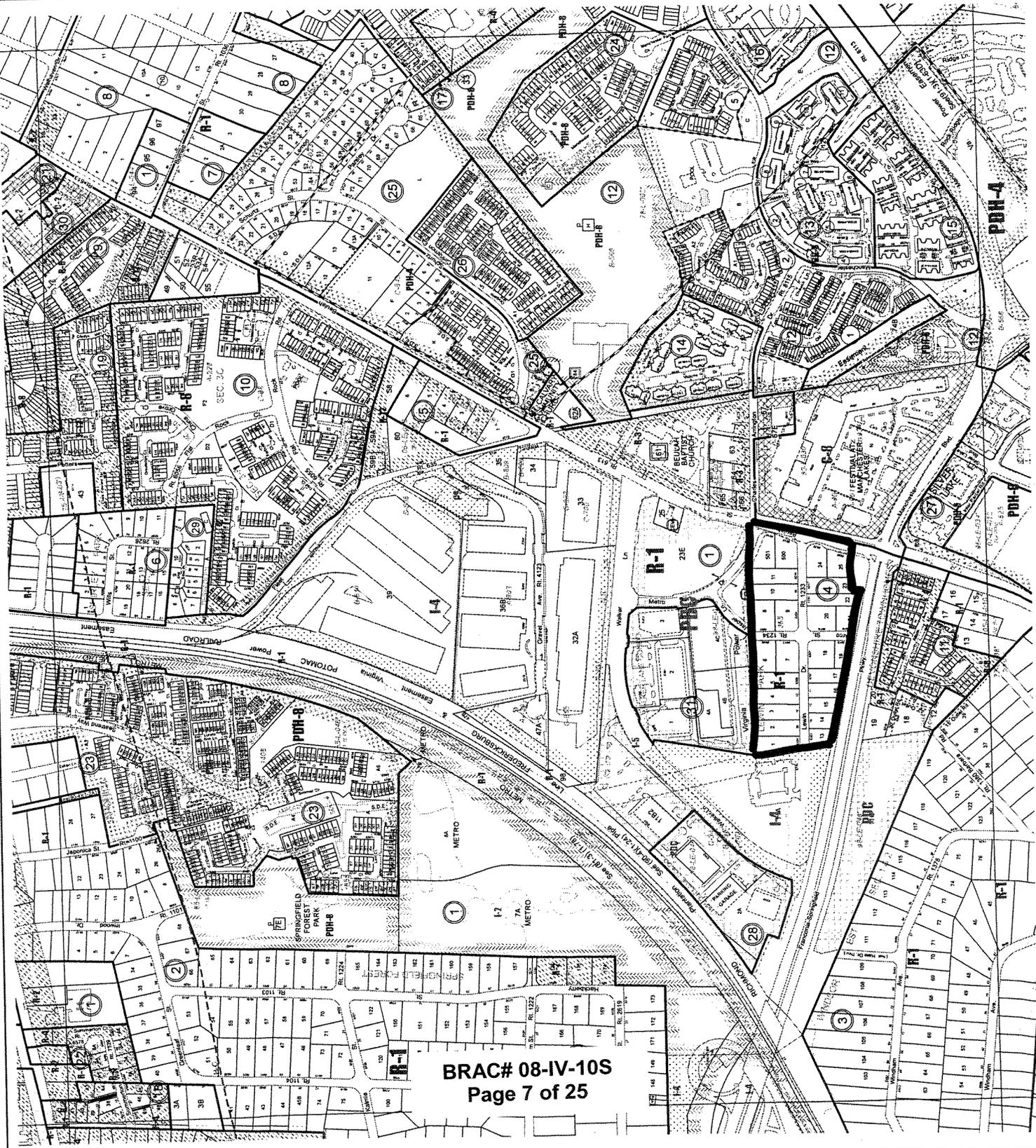
80-4	81-3	81-4
90-2	91-2	
90-4	91-3	91-4



PROPERTY MAP ZONING 91-1

Revised to .01 - 01 - 2008

Property:
 MAP A FIVE FOOT OF INFORMATION TECHNOLOGY
 COUNTY OF FAIRFAX, VIRGINIA
 COUNTY ENGINEER: JAMES W. HARRIS, P.E.
 COUNTY PLANNING DIRECTOR: JAMES W. HARRIS, P.E.
 COUNTY PLANNING BOARD: JAMES W. HARRIS, P.E.



BRAC# 08-IV-10S
 Page 7 of 25

March 27, 2008

PART 6: JUSTIFICATION

Introduction

This nomination consolidates 26 separate single-family residential parcels known as Lewin Park into a 12-acre assemblage to address a long-standing land use inequity. The property surrounding Lewin Park has redeveloped into high-density commercial and retail over the past decade. Lewin Park also directly benefits from a number of substantial public infrastructure investments including the Franconia-Springfield Parkway and the multi-modal Joe Alexander Transportation Center. As a result, Lewin Park benefits from a wide range of options for creative transportation planning. Similarly, the proposed redevelopment of Lewin Park respects well-settled planning theory of siting commercial uses where multi-modal infrastructure exists.

In that context, the site is inappropriately zoned and planned for low-density residential and limited office. The current zoning is R-1, Residential, one dwelling unit/acre. The current Comprehensive Plan designation is for residential uses between 1-2 dwelling units per acre with a limited option for office, hotel and support retail uses up to 0.55 FAR.

Given Lewin Park's strategic, transit-accessible location, approximately ½ mile from the Joe Alexander Transportation Center and at the prominent intersection of Franconia Springfield Parkway and Beulah Street in central Springfield, the current planning and zoning guidance is simply inappropriate. This is further reinforced by the existing land use pattern which has committed all of the adjacent property to high-density commercial or retail. The existing land use inequity will only be exacerbated by the BRAC relocations, as contractors who will seek to be located very near Ft. Belvoir and the GSA Warehouse site, but do not need to be located on-site, create significant demand for space and services in central Springfield.

Overview of Proposed Nomination

Simply stated, this nomination capitalizes on the property's historic commercial designation and proposes a strategic increase in the allowable FAR to respond appropriately to demand generated by BRAC. As noted, this replanning occurs on a site having convenient access to all available forms of transit and takes advantage of public infrastructure investment that a Metro station represents. The nomination is proposing office/mixed-use at a base density of 1.25 FAR, with an option to increase the FAR to a maximum of 1.95, under certain conditions. The nominator envisions this "maximum" FAR being attainable subject to logical and substantial consolidation of the Lewin Park parcels as well as demonstrating that the resultant development will incorporate transportation demand management (TDM) measures. The nominator anticipates that a majority of the proposed FAR would be office uses, with complimentary retail and restaurant uses.

Site Context

The site's strategic and practical link to both BRAC and central Springfield is directly related to its proximity to the Franconia-Springfield Metro station. The site is only a 10-minute walk (approximately ½ mile) from the station and represents a significant opportunity accomplish meaningful and substantial TDM measures. That Metro accessibility will also make the site attractive to potential tenants looking to relocate due to BRAC.

The existing land use pattern also enhances the viability of the site. The adjacent properties to the north and west have developed as a high-density office park known as Metro Park. The existing uses and intensities compare favorably to the density proposed here for Lewin Park. In fact, the parcel immediately to the north of the site, bounded by Walker Lane, Jasper Lane and Metro Drive has an effective density approaching a 1.1 FAR, while the overall effective density the entire adjacent Metro Park development is incrementally lower at 0.84 FAR. Further, directly across Beulah Street from the site is significant retail in the form of the Festival at Manchester Lakes Shopping Center.

Nominally, the site is located outside the areas strictly designated as BRAC eligible. However, as noted, the site is proximate to transit, surrounded by existing high-density commercial and is practically and geographically within to the area most likely to be impacted by the BRAC relocations, namely central Springfield. In these ways the site is actually better suited to address the impacts of BRAC than other "BRAC eligible" areas.

March 27, 2008

- a. Why should this proposal be considered BRAC-related?

The nomination will create office space specifically designed to accommodate companies that will seek to relocate to central Springfield as part of the BRAC relocations. The primary target market will be contractors who need to be proximate to the relocated jobs at EPG, Ft. Belvoir and potentially the GSA Warehouse, but also seek to have superior Metro access. The site's prominent visibility, proximity to Metro, the recently completed Franconia-Springfield Parkway, GSA, and Ft. Belvoir will make the site attractive to these contractors.

- b. How would the proposed changes serve the new employees and residents of Fort Belvoir and the surrounding area?

As discussed in the items above, by providing strategically-located, transit accessible office opportunities, the site is ideal for accommodating the expected contractors associated with the BRAC relocations. In addition, by focusing on a site that is already surrounded by commercial development, the impact to the surrounding community will be greatly reduced. Lastly, complimentary retail and restaurants will be incorporated to capture as many office workers "on-site" and reduce the need for them to drive their cars.

- c. What needs created by the BRAC directives does this proposal fulfill?

As described fully in the items above, the nomination responds directly to the need for office space that is proximate to transit, and is strategically located to minimize the impact on the surrounding community.

- d. How could the proposed uses address the transportation networks impacted by the changes anticipated in the area?

By utilizing well-established land use planning principles, such as locating development proximate to transit, the nomination will yield a development that minimizes the trip generation. Also by providing an opportunity to accommodate key improvements to the Franconia-Springfield Parkway and Beulah Street intersection, the existing transportation network can be enhanced. The proximity of existing retail in central Springfield and the opportunity to provide convenience retail on-site also helps to "capture" future workers on-site, reducing their need to drive.

- e. What adverse impacts might be created and how would they be off-set?

Most of the adverse impacts exist because of the current land use inequality between this site and the surrounding commercial development. Rectifying that imbalance will lead to better land use planning and allow the site to take advantage of its Metro accessibility.

- f. What is your anticipated timeframe for development, if the proposed uses were to be approved?

Primarily, the site will develop as market conditions allow. However, given the difficulty of consolidating 26 separate parcels, the nominator's intent is to proceed with a rezoning directly.

\5215750.2

Area Plans Review (APR) Nomination Petition – Lewin Park

Supervisor District: Lee

Meredith Park LLC endorses an APR nomination by McGuireWoods LLP representing MR Lewin Park Capital LLC to amend the current Comprehensive Plan Land Unit Recommendation for Land Unit C of the S9 Beulah Community Planning Sector. Meredith Park LLC owns property within this Land Unit. The current Comprehensive Plan designation for the property is for residential uses between 1-2 dwelling units per acre with an option for office, hotel and support retail uses up to 0.55 FAR if optional uses for Land Unit B are approved through a rezoning.

Tax Map Number: 91-1-((4))-10

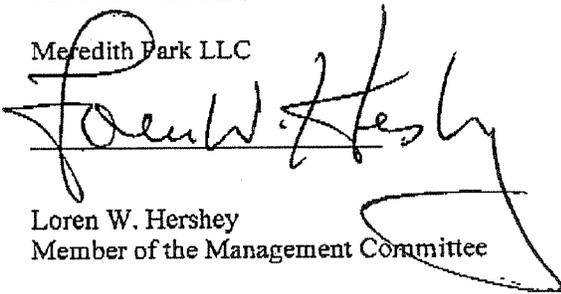
Street Address: 6248 Lewin Drive

Mailing Address: Meredith Park LLC
c/o Mark R. Herring, Esq.
The Herring Law Firm, P.C.
1 West Market Street
Leesburg, Virginia 20176

Parcel Acreage: 0.5002

Property Owner Name: Meredith Park LLC

Printed name: Meredith Park LLC

Signature: 

Name and Title: Loren W. Hershey
Member of the Management Committee

Area Plans Review (APR) Nomination Petition – Lewin Park

Supervisor District: Lee

Lewin Park LLC endorses an APR nomination by McGuireWoods LLP representing MR Lewin Park Capital LLC to amend the current Comprehensive Plan Land Unit Recommendation for Land Unit C of the S9 Beulah Community Planning Sector. Lewin Park LLC owns property within this Land Unit. The current Comprehensive Plan designation for the property is for residential uses between 1-2 dwelling units per acre with an option for office, hotel and support retail uses up to 0.55 FAR if optional uses for Land Unit B are approved through a rezoning.

Tax Map Number: 91-1-((4))-21

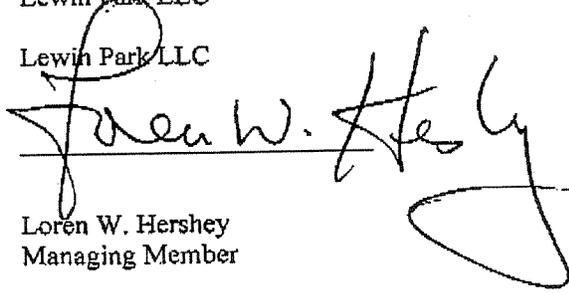
Street Address: 6919 Arco Street

Mailing Address: Lewin Park LLC
c/o Loren W. Hershey, Esq.
1725 I Street, N.W., Suite 300
Washington, D.C. 20006

Parcel Acreage: 0.352

Property Owner Name: Lewin Park LLC

Printed name: Lewin Park LLC

Signature: 

Name and Title: Loren W. Hershey
Managing Member

Area Plans Review (APR) Nomination Petition – Lewin Park

Supervisor District: Lee

The Meredith Foundation endorses an APR nomination by McGuireWoods LLP representing MR Lewin Park Capital LLC to amend the current Comprehensive Plan Land Unit Recommendation for Land Unit C of the S9 Beulah Community Planning Sector. The Meredith Foundation owns property within this Land Unit. The current Comprehensive Plan designation for the property is for residential uses between 1-2 dwelling units per acre with an option for office, hotel and support retail uses up to 0.55 FAR if optional uses for Land Unit B are approved through a rezoning.

Tax Map Numbers: 91-1-((4))-13, 14, 15, 16, 17, 18, 19

Street Addresses: 6301, 6307, 6311, 6315, 6319 and 6323 Lewin Drive; and 6918 Arco Street

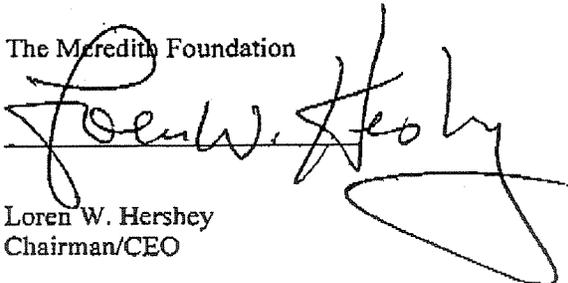
Mailing Address: The Meredith Foundation
c/o Mark R. Herring, Esq.
The Herring Law Firm, P.C.
1 West Market Street
Leesburg, Virginia 20176

Parcel Acreage (Total): 2.353

Property Owner Name: The Meredith Foundation

Printed name: The Meredith Foundation

Signature:



Name and Title: Loren W. Hershey
Chairman/CEO

Area Plans Review (APR) Nomination Petition – Lewin Park

Supervisor District: Lee

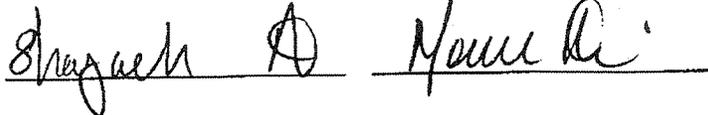
I endorse an APR nomination by McGuireWoods LLP representing MR Lewin Park Capital LLC to amend the current Comprehensive Plan Land Unit Recommendation for Land Unit C of the S9 Beulah Community Planning Sector. I own property within this Land Unit. The current Comprehensive Plan designation for my property is for residential uses between 1-2 dwelling units per acre with an option for office, hotel and support retail uses up to 0.55 FAR if optional uses for Land Unit B are approved through a rezoning.

Tax Map Number: 91-1-((4))-8
Street Address: 6907 Arco Street
Mailing Address: 6907 Arco Street
Alexandria, VA 22310
Parcel Acreage: 0.5000

Property Owner Name (s) (consistent with what is listed in tax records):

Printed name (s): Shazack Ali Maureen Ali

Signature (s):

Handwritten signatures of Shazack Ali and Maureen Ali, each on a horizontal line. Shazack's signature is on the left, and Maureen's is on the right.

15182402.8

Area Plans Review (APR) Nomination Petition – Lewin Park

Supervisor District: Lee

I endorse an APR nomination by McGuireWoods LLP representing MR Lewin Park Capital LLC to amend the current Comprehensive Plan Land Unit Recommendation for Land Unit C of the S9 Beulah Community Planning Sector. I own property within this Land Unit. The current Comprehensive Plan designation for my property is for residential uses between 1-2 dwelling units per acre with an option for office, hotel and support retail uses up to 0.55 FAR if optional uses for Land Unit B are approved through a rezoning.

Tax Map Number: 91-1-((4))-6
Street Address: 6908 Arco Street
Mailing Address: 10808 B Henderson Road
Fairfax Station, VA 22039
Parcel Acreage: 0.5000 *± or -*

Property Owner Name (s) (consistent with what is listed in tax records):

Printed name (s): Harvest Enterprises *LLC*

Signature (s):

Name and Title:

Randy L. Herbst
Randy L. Herbst
MANAGING PARTNER

15182402.6

Area Plans Review (APR) Nomination Petition – Lewin Park

Supervisor District: Lee

I endorse an APR nomination by McGuireWoods LLP representing MR Lewin Park Capital LLC to amend the current Comprehensive Plan Land Unit Recommendation for Land Unit C of the S9 Beulah Community Planning Sector. I own property within this Land Unit. The current Comprehensive Plan designation for my property is for residential uses between 1-2 dwelling units per acre with an option for office, hotel and support retail uses up to 0.55 FAR if optional uses for Land Unit B are approved through a rezoning.

Tax Map Number: 91-1-((4))-501
Street Address: 6910 Beulah Street
Mailing Address: 232 W. Tazwell's Way
c/o Judith Forehand Woods
Williamsburg, VA 23185

Parcel Acreage: 0.5393

Property Owner Name (s) (consistent with what is listed in tax records):

Printed name (s): Estate of
James Owens Shepard

Signature (s): *Judith Forehand Woods, Executor*

Wayne Martin Shepard

Judith Forehand Woods

Judith F. Woods, POA

Judith Forehand Woods

Wanda Sue Novak

Carol Brett Natoli

Judith F. Woods, POA

Judith F. Woods, POA

15182402.22

Area Plans Review (APR) Nomination Petition – Lewin Park

Supervisor District: Lee

I endorse an APR nomination by McGuireWoods LLP representing MR Lewin Park Capital LLC to amend the current Comprehensive Plan Land Unit Recommendation for Land Unit C of the S9 Beulah Community Planning Sector. I own property within this Land Unit. The current Comprehensive Plan designation for my property is for residential uses between 1-2 dwelling units per acre with an option for office, hotel and support retail uses up to 0.55 FAR if optional uses for Land Unit B are approved through a rezoning.

Tax Map Number: 91-1-((4))-500
Street Address: 6914 Beulah Street
Mailing Address: 232 W. Tazwell's Way
c/o Judith Forehand Woods
Williamsburg, VA 23185

Parcel Acreage: 0.4480

Property Owner Name (s) (consistent with what is listed in tax records):

Printed name (s): Estate of
James Owens Shepard

Signature (s): Judith Forehand Woods, Executor

Wayne Martin Shepard

Judith Forehand Woods

Judith S. Woods, POA

Judith Forehand Woods

Wanda Sue Novak

Carol Brett Natoli

Judith S. Woods, POA

Judith S. Woods, POA

15182402.22

Area Plans Review (APR) Nomination Petition – Lewin Park

Supervisor District: Lee

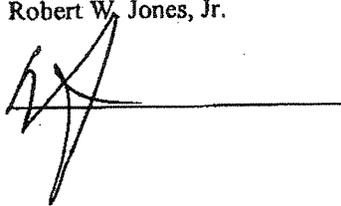
I endorse an APR nomination by McGuireWoods LLP representing MR Lewin Park Capital LLC to amend the current Comprehensive Plan Land Unit Recommendation for Land Unit C of the S9 Beulah Community Planning Sector. I own property within this Land Unit. The current Comprehensive Plan designation for my property is for residential uses between 1-2 dwelling units per acre with an option for office, hotel and support retail uses up to 0.55 FAR if optional uses for Land Unit B are approved through a rezoning.

Tax Map Number: 91-1-((4))-24
Street Address: 6922 Beulah Street
Mailing Address: 6922 Beulah Street
Alexandria, VA 22310
Parcel Acreage: 0.4552

Property Owner Name (s) (consistent with what is listed in tax records):

Printed name (s): Robert W. Jones, Jr.

Signature (s):

A handwritten signature in black ink, appearing to be 'RW Jones, Jr.', written over a horizontal line.

15182402.23

Area Plans Review (APR) Nomination Petition – Lewin Park

Supervisor District: Lee

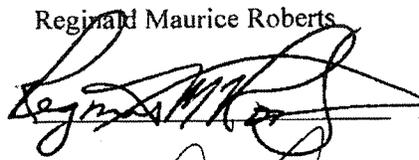
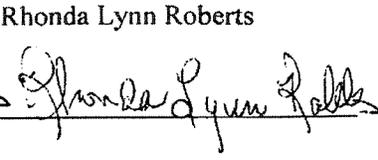
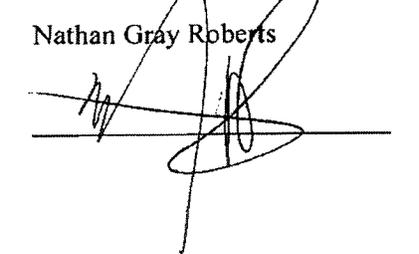
I endorse an APR nomination by McGuireWoods LLP representing MR Lewin Park Capital LLC to amend the current Comprehensive Plan Land Unit Recommendation for Land Unit C of the S9 Beulah Community Planning Sector. I own property within this Land Unit. The current Comprehensive Plan designation for my property is for residential uses between 1-2 dwelling units per acre with an option for office, hotel and support retail uses up to 0.55 FAR if optional uses for Land Unit B are approved through a rezoning.

Tax Map Number: 91-1-((4))-11
Street Address: 6244 Lewin Drive
Mailing Address: 319 Westview CT
Vienna, VA 22180
Parcel Acreage: 0.5000

Property Owner Name (s) (consistent with what is listed in tax records):

Printed name (s): Reginald Maurice Roberts Rhonda Lynn Roberts

Signature (s):



Nathan Gray Roberts


15182402.22

Area Plans Review (APR) Nomination Petition – Lewin Park

Supervisor District: Lee

I endorse an APR nomination by McGuireWoods LLP representing MR Lewin Park Capital LLC to amend the current Comprehensive Plan Land Unit Recommendation for Land Unit C of the S9 Beulah Community Planning Sector. I own property within this Land Unit. The current Comprehensive Plan designation for my property is for residential uses between 1-2 dwelling units per acre with an option for office, hotel and support retail uses up to 0.55 FAR if optional uses for Land Unit B are approved through a rezoning.

Tax Map Number: 91-1-((4))-23
Street Address: 6247 Lewin Drive
Mailing Address: 317 Forest Oaks Drive
Simons Island, GA 31522
Parcel Acreage: 0.4371

Property Owner Name (s) (consistent with what is listed in tax records):

Printed name (s):

James D. Bruffy

Signature (s):



V5182402.22

Area Plans Review (APR) Nomination Petition – Lewin Park

Supervisor District: Lee

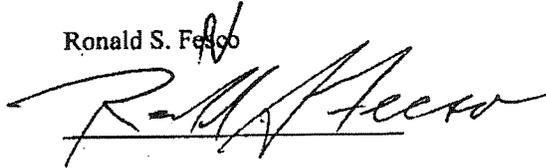
I endorse an APR nomination by McGuireWoods LLP representing MR Lewin Park Capital LLC to amend the current Comprehensive Plan Land Unit Recommendation for Land Unit C of the S9 Beulah Community Planning Sector. I own property within this Land Unit. The current Comprehensive Plan designation for my property is for residential uses between 1-2 dwelling units per acre with an option for office, hotel and support retail uses up to 0.55 FAR if optional uses for Land Unit B are approved through a rezoning.

Tax Map Number: 91-1-((4))-22
Street Address: 6251 Lewin Drive
Mailing Address: 1838 N. Herndon Street
Arlington, VA 22201
Parcel Acreage: 0.4371

Property Owner Name (s) (consistent with what is listed in tax records):

Printed name (s): Ronald S. Fesco

Signature (s):



v5182402.21

Area Plans Review (APR) Nomination Petition – Lewin Park

Supervisor District: Lee

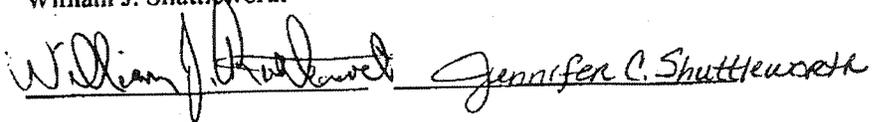
I endorse an APR nomination by McGuireWoods LLP representing MR Lewin Park Capital LLC to amend the current Comprehensive Plan Land Unit Recommendation for Land Unit C of the S9 Beulah Community Planning Sector. I own property within this Land Unit. The current Comprehensive Plan designation for my property is for residential uses between 1-2 dwelling units per acre with an option for office, hotel and support retail uses up to 0.55 FAR if optional uses for Land Unit B are approved through a rezoning.

Tax Map Number: 91-1-((4))-9
Street Address: 6254 Lewin Drive
Mailing Address: 6254 Lewin Drive
Alexandria, VA 22310
Parcel Acreage: 0.5001

Property Owner Name (s) (consistent with what is listed in tax records):

Printed name (s): William J. Shuttleworth Jennifer C. Shuttleworth

Signature (s):



V5182402.9

Area Plans Review (APR) Nomination Petition – Lewin Park

Supervisor District: Lee

I endorse an APR nomination by McGuireWoods LLP representing MR Lewin Park Capital LLC to amend the current Comprehensive Plan Land Unit Recommendation for Land Unit C of the S9 Beulah Community Planning Sector. I own property within this Land Unit. The current Comprehensive Plan designation for my property is for residential uses between 1-2 dwelling units per acre with an option for office, hotel and support retail uses up to 0.55 FAR if optional uses for Land Unit B are approved through a rezoning.

Tax Map Number: 91-1-((4))-5
Street Address: 6308 Lewin Drive
Mailing Address: 6308 Lewin Drive
Alexandria, VA 22310
Parcel Acreage: 0.5075
Property Owner Name (s) (consistent with what is listed in tax records):
Printed name (s): Diane L. Beachy
Signature (s): 

15182402.5

Area Plans Review (APR) Nomination Petition - Lewin Park

Supervisor District: Lee

I endorse an APR nomination by McGuireWoods LLP representing MR Lewin Park Capital LLC to amend the current Comprehensive Plan Land Unit Recommendation for Land Unit C of the S9 Beulah Community Planning Sector. I own property within this Land Unit. The current Comprehensive Plan designation for my property is for residential uses between 1-2 dwelling units per acre with an option for office, hotel and support retail uses up to 0.55 FAR if optional uses for Land Unit B are approved through a rezoning.

Tax Map Number: 91-1-((4))-4
Street Address: 6312 Lewin Drive
Mailing Address: 6312 Lewin Drive
Alexandria, VA 22310
Parcel Acreage: 0.5075
Property Owner Name (s) (consistent with what is listed in tax records):

Printed name (s): Heirs of Mary Jane Scherzer

Signature (s): Jackie Riley, Gina Shipp, Brenda Scherzer, Jill Scherzer

V5182402.4

1001

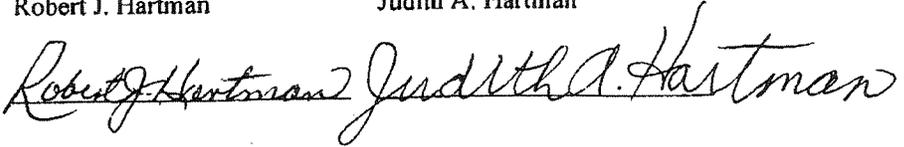
Area Plans Review (APR) Nomination Petition – Lewin Park

Supervisor District: Lee

I endorse an APR nomination by McGuireWoods LLP representing MR Lewin Park Capital LLC to amend the current Comprehensive Plan Land Unit Recommendation for Land Unit C of the S9 Beulah Community Planning Sector. I own property within this Land Unit. The current Comprehensive Plan designation for my property is for residential uses between 1-2 dwelling units per acre with an option for office, hotel and support retail uses up to 0.55 FAR if optional uses for Land Unit B are approved through a rezoning.

Tax Map Number: 91-1-((4))-3
Street Address: 6316 Lewin Drive
Mailing Address: 6316 Lewin Drive
Alexandria, VA 22310
Parcel Acreage: 0.5075
Property Owner Name (s) (consistent with what is listed in tax records):

Printed name (s): Robert J. Hartman Judith A. Hartman

Signature (s): 

V5182402.3

Area Plans Review (APR) Nomination Petition – Lewin Park

Supervisor District: Lee

I endorse an APR nomination by McGuireWoods LLP representing MR Lewin Park Capital LLC to amend the current Comprehensive Plan Land Unit Recommendation for Land Unit C of the S9 Beulah Community Planning Sector to permit office/mixed-use up to 2.0 FAR. I own property within this Land Unit. The current Comprehensive Plan designation for my property is for residential uses between 1-2 dwelling units per acre with an option for office, hotel and support retail uses up to 0.55 FAR if optional uses for Land Unit B are approved through a rezoning.

Tax Map Number: 91-1-((4))-2
Street Address: 6320 Lewin Drive
Mailing Address: 7801 Blackacre Road
Clifton, VA 20124
Parcel Acreage: 0.5092

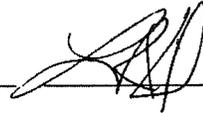
Property Owner Name (s) (consistent with what is listed in tax records):

Printed name (s):

Ali R. Kilinc

Laura R. Kilinc

Signature (s):



03.20.08

03.20.08

V5182402.2