

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: RICHARD F. NEEL, JR. *SOUTHEAST FAIRFAX DEVELOPMENT CORP*  
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 CAR  
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: 9

Total aggregate size of all nominated parcels (in acres and square feet): 9.962 acres 435,149.72 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/](http://www.fairfaxcounty.gov/dpz/)) for your citation.

It is the most current version: \_\_\_\_\_  
SEE ATTACHMENT B

b. CURRENT PLAN MAP DESIGNATION: RESIDENTIAL 16-20 duplex / RETAIL & OTHER

c. CURRENT ZONING DESIGNATION: C-8

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: (as per revised attachments) .75 .65 TOTAL Gross Square Feet: 280,020 (as per revised Attachments) ~~326,362.29~~

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>	

*SEE ATTACHMENT G*

\*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)			
<b>TOTAL:</b>			

\* NOT COUNTED TOWARD FAR

**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. *SEE 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?

*SEE 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.**

<b>Tax Map Number</b>	<b>Name of Property Owner</b>	<b>Street Address of Parcel</b>	<b>Mailing Address of Owner</b>	<b>Parcel Size in Acres</b>	<b>Signature of Owner or Certified Receipt</b>
1092 02 0006A	Mount Vernon Holdings	8751 Richmond Highway	9027 Grant Avenue, Manassas, VA 20110	2.367	
1092 02 0005	Robert Johnson Housing Development Corporation	Belvoir Plaza	2666 Military Road, Arlington, VA 22207	1.687	
1092 02 0005A	Judy Lee	8741 Richmond Highway	3354 Wheatwheel, Annandale, VA 22003	.3099	
1092 02 0004A	Cadles Pear Tree Village, LLC	N/A	100 North Center St., Newton Falls, OH 44444	.219	
1092 02 0004	Cadles Pear Tree Village, LLC	8737 Richmond Highway	100 North Center St., Newton Falls, OH 44444	1.578	
1092 02 0003A	RHC Associates	8735 Richmond Highway	PO Box 182571, Columbus, OH 43218	.804	
1101 17 0003	Burke and Herbert	8735 Richmond Highway	PO Box 268, Alexandria, VA 22313	.964	
1101 17 0019	Cadles Pear Tree Village, LLC	8800 Cooper Road	100 North Center St., Newton Falls, OH 44444	1.016	

1092 02 0019A	Cadles Pear Tree Village, LLC	8800 Cooper Road	100 North Center St., Newton Falls, OH 44444	1.045	
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## Attachment B

### Sub-unit B-2

Sub-unit B-2 is located along the east side of Richmond Highway south of Cooper Road. Parcels 109-2((2)) 3, 3A, 4, 4A, 5A; 110-1((17))3, 19 and 19A are planned for neighborhood retail use at .35 FAR. Parcels 110-1((15)) 1, 2, and 3 are planned for neighborhood office use at 0.35 FAR. As an option, parcels 1, 2, 3 may develop as office use up to 0.50 FAR, if full consolidation can be achieved. Access should be oriented to Cooper Road, and substantial buffering should be provided to the adjacent residential uses. Parcels 109-2((2)) 5 and 6A are planned for residential use at 16-20 dwelling units per acre with an option for hotel use. Parking areas are well-screened and buffered from adjacent residential planned uses. Impacts on the adjacent environmental quality corridor are mitigated.

Woodlawn CBC

**Attachment C  
(Replacement)**

**Sub-unit B-2**

Sub-unit B-2 is located along the east side of Richmond Highway south of Cooper Road. Parcels 109-2((2)) 3, 3A, 4, 4A, 5A; 110-1((17))3, 19 and 19A are planned for neighborhood retail use at .35 FAR. Parcels 110-1((15)) 1, 2, and 3 are planned for neighborhood office use at 0.35 FAR. As an option, parcels 1, 2, 3 may develop as office use up to 0.50 FAR, if full consolidation can be achieved. Access should be oriented to Cooper Road, and substantial buffering should be provided to the adjacent residential uses. Parcels 109-2((2)) 5 and 6A are planned for residential use at 16-20 dwelling units per acre with an option for hotel use. Parking areas are well-screened and buffered from adjacent residential planned uses. Impacts on the adjacent environmental quality corridor are mitigated.

As an option, if parcels 1092 02 0006A, 1092 02 0005, 1092 02 0005A, 1092 02 0004A, 1092 02 0004, 1092 02 0003A, 1101 17 0003, 1092 02 0019A, 1101 17 0019 are substantially consolidated, an office, retail and/or hotel project at an overall intensity of up to .65 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;
- Adequate measures to mitigate against environmental impact should be provided. The related floodplain and wetland areas should be protected
- 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.

Woodlawn CBC

## 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.

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.

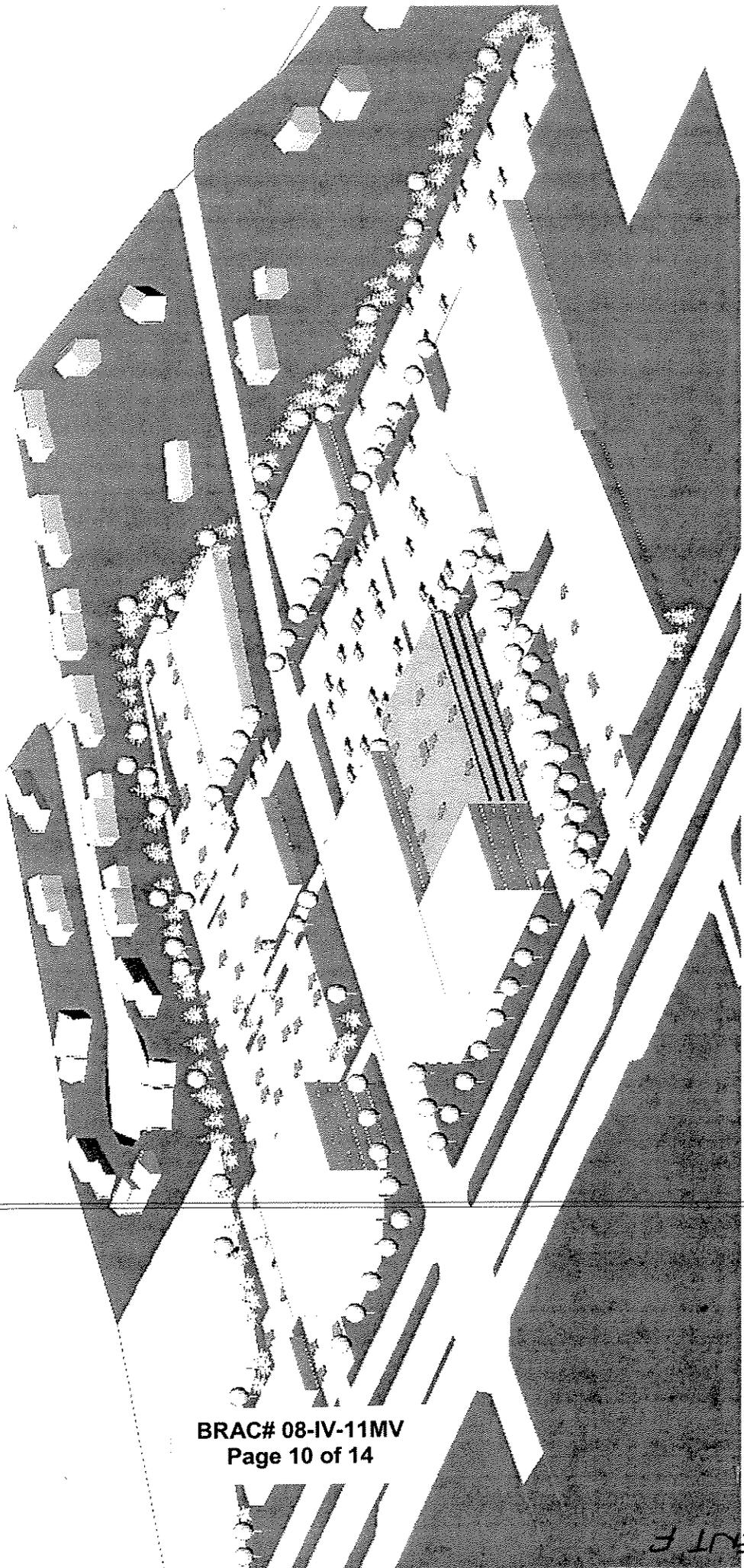
e. Offsets adverse impacts that might be created.

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.

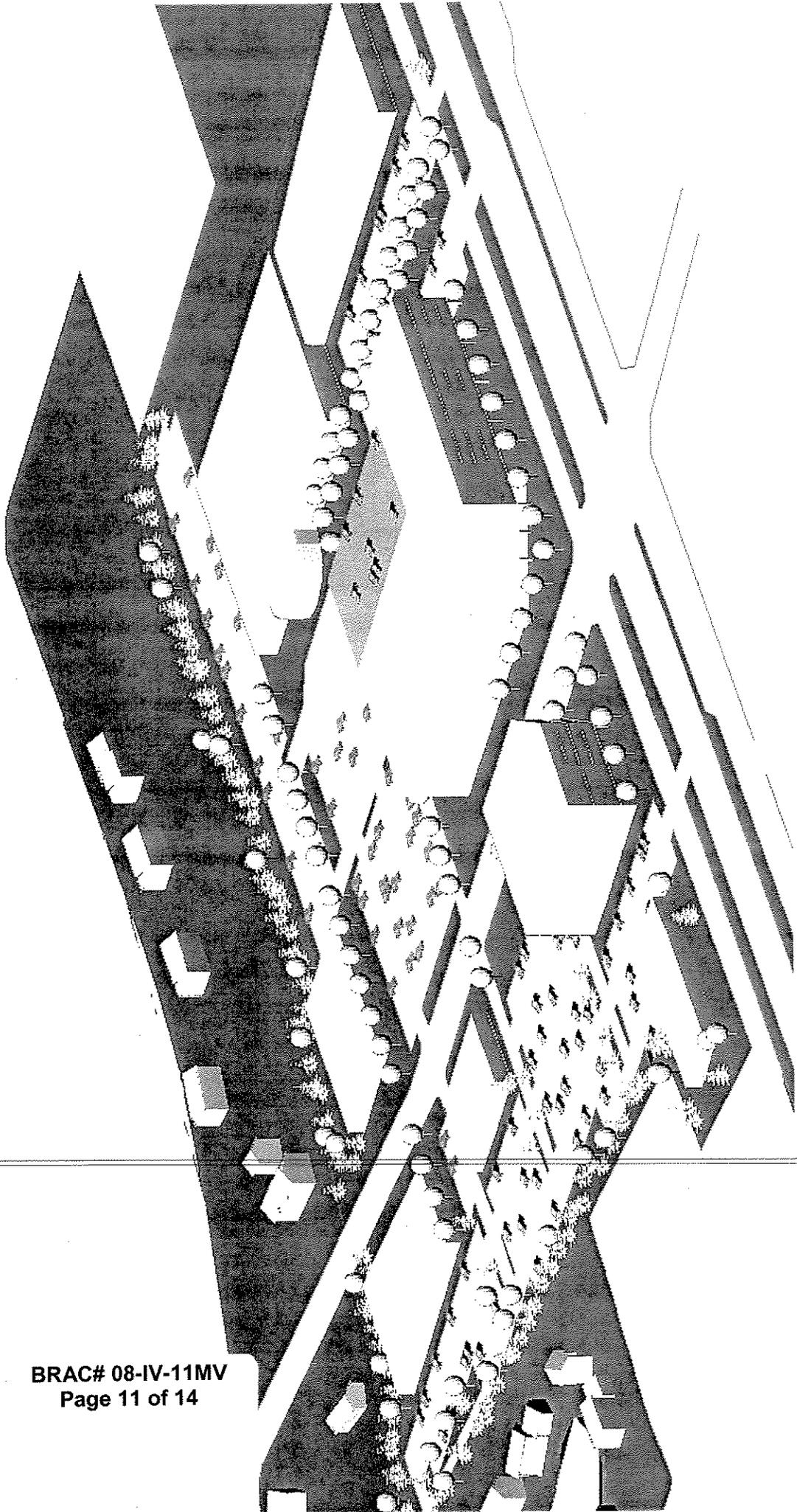
f. Anticipated timeframe for development.

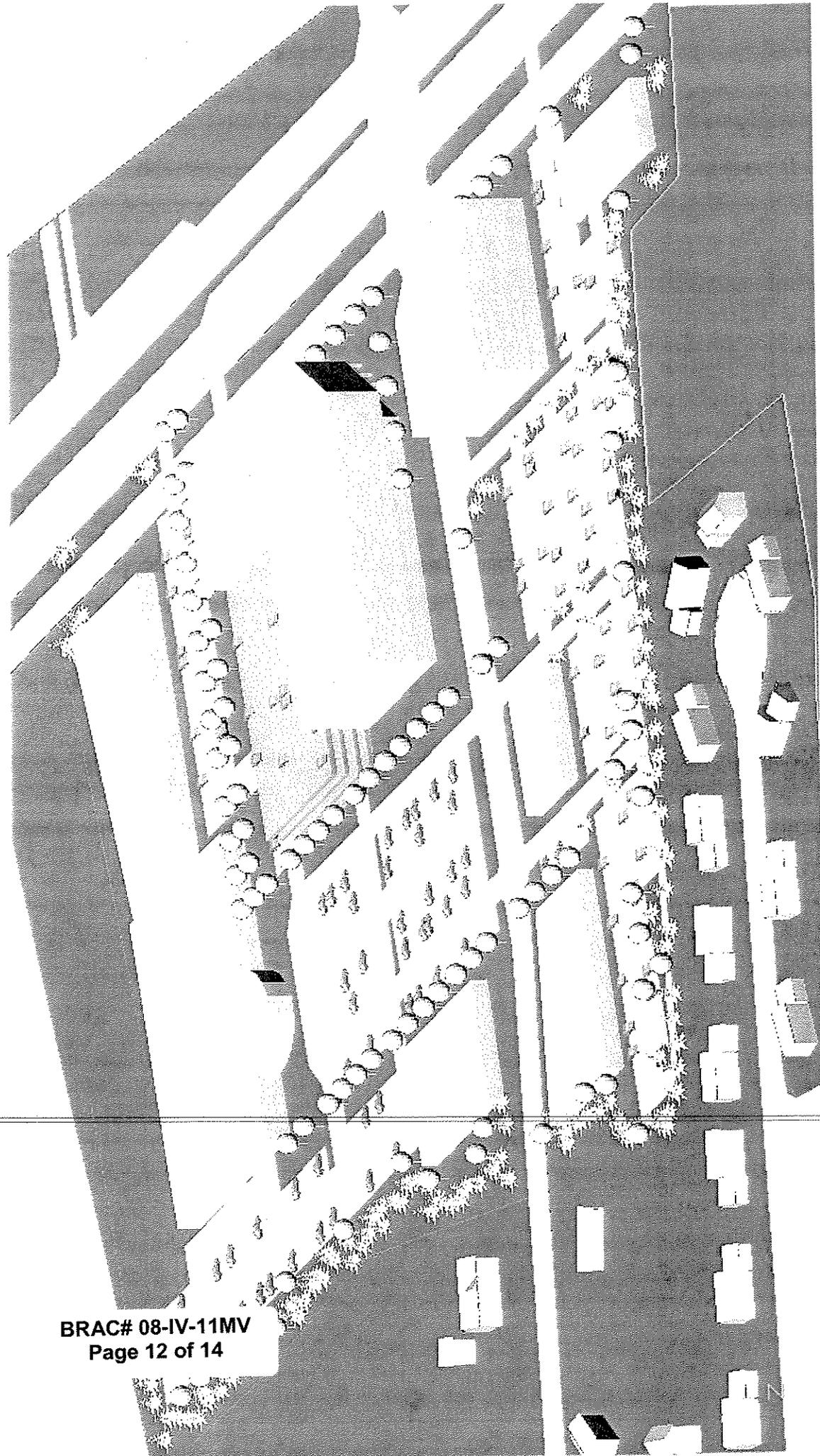
Office development in the Woodlawn Community Business Center will be dependant on market conditions and likely will occur in phases. An October 2005 Urban Land Institute Technical Assistance Panel Report on Richmond Highway suggested that a limited opportunity may exist on this southern portion of the 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.



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ATTACHMENT F





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**SFDC APR Nominations**

**Woodlawn Sub-Unit B2**

total parcels combined =	435,150 sq ft			
total leasable area =	280,020 sq ft			
total office garage area =	- sq ft			
total buildout area =	280,020 sq ft			
total open space =	56,550 sq ft			
total gross area =	336,570 sq ft			
office % to total gross =	59.3%			
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			

		<b>area</b>		<b>parking required</b>	<b>parking provided</b>
office area =	199,440 sq ft			519	
retail =	80,580 sq ft			346	
total =	280,020 sq ft			865	754

surface parking provided =	370
garage parking provided =	384
total parking provided =	754

**Woodlawn Sub-Unit B1 - Alter**

total parcels combined =	245,009 sq ft			
total leasable area =	122,504 sq ft			
total office garage area =	0 sq ft			
total buildout area =	122,504 sq ft			
total open space =	34,916 sq ft			
total gross area =	157,420 sq ft			
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			

		<b>area</b>		<b>parking required</b>	<b>parking provided</b>
office area =	93,924 sq ft			206	
retail =	28,580 sq ft			123	
total =	122,504 sq ft			329	263

surface parking provided =	263
garage parking provided =	0
total parking provided =	263

**Woodlawn Sub-Unit B1 - Alter**

total parcels combined =	245,009 sq ft			
total leasable area =	122,505 sq ft			
total office garage area =	0 sq ft			
total buildout area =	122,505 sq ft			
total open space =	34,916 sq ft			
total gross area =	157,421 sq ft			
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			

		<b>area</b>		<b>parking required</b>	<b>parking provided</b>
hotel	79,340 sq ft			206	
office	14,585				
retail =	28,580 sq ft			123	
total =	122,505 sq ft			329	263

surface parking provided =	263
garage parking provided =	0
total parking provided =	263

## Cerdeira, Lilian

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**From:** Mason, Lindsay A.  
**Sent:** Wednesday, April 30, 2008 3:47 PM  
**To:** Cerdeira, Lilian  
**Subject:** FW: BRAC APR Nomination PC 2008-024; Response Requested

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**From:** rickneel [mailto:rickneel@nova.org]  
**Sent:** Wednesday, April 30, 2008 3:40 PM  
**To:** Mason, Lindsay A.  
**Cc:** 'Lara L. Fritts'  
**Subject:** RE: BRAC APR Nomination PC 2008-024; Response Requested

Agreed.

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**From:** Mason, Lindsay A. [mailto:Lindsay.Mason@fairfaxcounty.gov]  
**Sent:** Wednesday, April 30, 2008 3:35 PM  
**To:** Rickneel@nova.org  
**Cc:** Lara L. Fritts  
**Subject:** FW: BRAC APR Nomination PC 2008-024; Response Requested

This nomination concerns Land Unit B-2 of the Woodlawn CBC.

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**From:** Mason, Lindsay A.  
**Sent:** Wednesday, April 30, 2008 2:39 PM  
**To:** 'Rickneel@nova.org'  
**Subject:** BRAC APR Nomination PC 2008-024; Response Requested

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

**RE: BRAC APR Nomination; PC 2008-024 (BRAC # 08-IV-11MV)**

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-2008-024 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 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 "Retail & Other; Residential 16-20du/ac" 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](mailto: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

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