



2008  
BRAC

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: Lynne J. Strobel, Agent for TWG  
Huntington LLC and Ivy  
Huntington LLC Daytime Phone: 703-528-4700  
Address: 2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201

Nominator E-mail Address: lstrobel@arl.thelandlawyers.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):  
Lynne J. Strobel

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.)  
Walter R. Frazier  
Walter R. Frazier, Manager

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.  
Walter R. Frazier, Manager of TWG Huntington, LLC

THIS BOX FOR STAFF USE ONLY  
Date Received: 3/27/08  
Date Accepted: 4/3/08 SRH  
Planning District: \_\_\_\_\_  
Special Area: \_\_\_\_\_

PART 2. GENERAL INFORMATION

Check appropriate supervisor district:  Lee  Mount Vernon

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 4.31 acres 187,702 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/](http://www.fairfaxcounty.gov/dpz/)) for your citation.  
It is the most current version: \_\_\_\_\_

Mount Vernon Planning District, Huntington Metro Transit Station Area, Land Unit M, planned for  
16-20 dwelling units/acre, with height up to four (4) stories.

b. CURRENT PLAN MAP DESIGNATION: 16-20 dwelling units/acre

c. CURRENT ZONING DESIGNATION: R-20

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). Existing garden apartments to remain with an option for multi-family residential development up to 40 dwelling units per acre with possible accessory support services.

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?) Multi-family residential building(s) of five to eight stories, up to 90 feet in height with a combination of surface and structured parking. Unit size will be approximately 1,000 square feet.

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: N/A TOTAL Gross Square Feet: 160,000 sq. ft.

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*	100%	160,000
<b>TOTAL</b>	<b>100%</b>	<b>160,000</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      **Up to 40 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)	160	1,000	160,000
High-Rise Multifamily (9 + stories)			
<b>TOTAL:</b>	<b>160</b>	<b>1,000</b>	<b>160,000</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 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?

*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

**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	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
83-3 ((2)) (7) A	TWG Huntington, LLC	2837 Fairhaven Avenue Alexandria, Virginia 22101	1313 Dolley Madison Blvd., Suite 404 McLean, Virginia 22101	4.31 acres	N/A, See Part 1



**BRAC Area Plans Review**

**Nominator: Lynne J. Strobel, agent for TWG Huntington LLC and Ivy Huntington LLC**

**Tax Map: 83-3 ((2)) (7) A**

**Part 6: Justification**

The nominated property is identified among the Fairfax County tax map records as 83-3 ((2)) (7) A (the "Subject Property") and is located within Area IV of the Fairfax County Comprehensive Plan (the "Plan"). More specifically, the Subject Property is part of the Mount Vernon Planning District. The Subject Property is comprised of approximately 4.31 acres and located on Fairhaven Avenue, to the east of Telegraph Road, west of North Kings Highway, south of Huntington Road, and south of the Huntington Metro Station. In the Mount Vernon Planning District, the Subject Property is included in the Huntington Metro Transit Station Area, within Land Unit M. This land unit is subject to the Jefferson Manor Conservation Plan which is intended to preserve the Jefferson Manor neighborhood as a stable residential community. The Subject Property is planned for garden apartments at 16-20 dwelling units per acre and building heights not to exceed four stories. The proposed nomination would permit a multi-family residential development of five to six stories, and an opportunity to revitalize a distressed property.

The BRAC directives will result in an influx of military personnel, civilian employees, and contractors to Ft. Belvoir, the Engineer Proving Ground ("EPG"), and the surrounding areas. In particular, the Subject Property is located in proximity to Ft. Belvoir and a residential development will provide a convenient housing option for new area residents or existing residents wishing to relocate. The Subject Property is conveniently located in proximity to Richmond Highway and Telegraph Road and is within walking distance of the Huntington Metro Station. The combination of the Subject Property's location in proximity to Ft. Belvoir, access to existing road networks, and proximity to the Huntington Metro Station, will ensure that traffic impacts will be minimal. Traffic impacts may be mitigated with on-site amenities such as a business center, fitness center, and/or support retail services. Such amenities would eliminate additional vehicle trips for residents of the multi-family building(s).

The proposed nomination will have limited adverse impacts on the area. The Subject Property is currently developed with aging garden style apartments. Because the property is already intensely developed, the nomination will have no environmental impacts on the Subject Property. Additionally, redevelopment of the Subject Property with multi-family residential units will not represent a change in use. The appearance of the Subject Property will improve with redevelopment and new residential buildings will not have any adverse visual impacts on surrounding properties. The Subject Property is in an area long a focus for redevelopment and preservation efforts. A high-quality multi-family development will promote revitalization of an aging residential area and stimulate other vital residential redevelopment opportunities in an area well-suited for new development due to its proximity to the Huntington Metro Station.

The redevelopment of the Subject Property will be market-driven. The existing garden apartments will continue as a viable use in the short-term. Upon the demand for additional residential uses in the area, plans will be prepared for multi-family building(s). The proposed multi-family development will require a rezoning application, followed by site plan approval. The rezoning and site plan applications may take up to two years to process. Thus, the nominator anticipates that construction will begin in 2011 at the earliest.

In conclusion, the proposed nomination will provide convenient housing to accommodate the influx of additional military personnel, civilian employees, and contractors to the area. The Subject Property provides convenient access to major roads, is located in proximity to Ft. Belvoir and the surrounding area, and is within walking distance of the Huntington Metro Station. Any traffic impacts may be mitigated with on-site amenities and support services to reduce vehicle trips. Redevelopment will improve the appearance of an existing garden style apartment complex with a high-quality multi-family development. This redevelopment will stimulate revitalization of an aging residential area and will fulfill the development needs generated by the BRAC process.

{A0138114.DOC / 1 BRAC APR Justification 000157 004268}

**Cerdeira, Lilian**

---

**From:** Hardy, Sara Robin  
**Sent:** Thursday, April 03, 2008 3:55 PM  
**To:** 'Istrob@arl.thelandlawyers.com'  
**Subject:** PC-2008-BRAC-013

Lynne J. Strobel, Agent for  
TWGHuntington LLC and IVY Hunting LLC  
2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201

RE: BRAC APR Nomination; Map 83-3 ((2)) (7) A; Lee District

Dear Lynne:

The purpose of this e-mail (a copy of which I will retain for the record) is to formally advise you that the above referenced BRAC APR Nomination has been received by the Planning Commission Office. I have reviewed the nomination and determined that it meets the submission requirements for Parts 1, 2, 3 and 5, as set forth in the *Guide to the 2008 BRAC Area Plans Review*. The nomination has been assigned the temporary number of **PC-2008-BRAC-0013**.

The nomination has been forwarded to the Planning Division of the Department of Planning & Zoning (DPZ) for further review. If the nomination satisfies their initial review as to compliance with Parts 4 and 6 of the *Guide*, it will be assigned an official BRAC APR number. In the event that the nomination is accepted by DPZ, I will notify you by email of that number within the next several weeks.

All nominations accepted by DPZ will be forwarded to the Planning Commission for screening. The screening will be held in public session on Wednesday, April 30th, during the regularly scheduled Planning Commission meeting. The screening session is open to the public but no testimony is allowed at this early juncture in the process. The Planning Commission will make one of the following determinations:

- Forward the nomination for public hearing by the Planning Commission as part of the regularly scheduled BRAC APR process; or
- Forward the nomination for public hearing by the Planning Commission but defer it to a special study separate from the scheduled BRAC APR process; or
- Not forward the nomination

If your nomination is included in the list of items to be screened by the Commission, I will inform you of the screening outcome by the end of the first full week in May. Nominations with a "forward" status will be analyzed by DPZ and also provided in May to the BRAC APR Task Force for review. The Plan Amendment process will end for those nominations not forwarded to public hearing by the Planning Commission.

Please let me know if you have any questions.

Sara "Robin" Hardy  
Assistant Director  
Planning Commission Office  
Main: 703-324-2865  
Direct: 703-324-2966  
Fax: 703-324-3948  
[sara.hardy@fairfaxcounty.gov](mailto:sara.hardy@fairfaxcounty.gov)

**BRAC# 08-IV-2MV**  
**Page 8 of 8**