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MAR 28

BRAC# 08-IV-3MV

FAIRFAX COUNTY
PLANNING COMMISSION

APR
Area Plans Review

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.

THIS BOX FOR STAFF USE ONLY
Date Received: 3/28/08
Date Accepted: 4-3-08 CGR
Planning District:
Special Area:

PART 1. NOMINATOR/AGENT INFORMATION

Name: WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, PC for Huntington Avenue Associates Daytime Phone: (703) 528-4700

Address: 2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

Nominator E-mail Address: lstagg@arl.thelandlawyers.com (Inda Stagg)

Signature of Nominator (NOTE: There can be only one nominator per nomination): Inda G. Stagg

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.
Partner, Huntington Avenue Associates

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): 6.04 acres 263,085 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: Huntington Community Planning Sector (MVI); Land Unit G... is developed with office and industrial uses and is planned for development to office use with an FAR up to .30 and a maximum height of 40 feet.

b. CURRENT PLAN MAP DESIGNATION: Office

c. CURRENT ZONING DESIGNATION: I-5

Continued

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Address: 2200 Clarendon Boulevard, Suite 1300
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Nominator E-mail Address: lstagg@arl.thelandlawyers.com (Inda Stagg)

Signature of Nominator (NOTE: There can be only one nominator per nomination): Inda G. Stagg

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.) David Harrington

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
Partner, Huntington Avenue Associates

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b. CURRENT PLAN MAP DESIGNATION: Office

c. CURRENT ZONING DESIGNATION: I-5

Continued

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). (Please see Attachment 1)

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?) (Please see Attachment 1)

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: 3.0 TOTAL Gross Square Feet: 789,255

Categories	Percent of Total FAR	Square feet
Office	43%	339,628
Retail	3%	24,000
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*	54%	425,627
TOTAL	100%	789,255

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)
.2 - .5 du/ac (2-5 acre lots)
.5 - 1 du/ac (1 – 2 acre lots)
1 - 2 du/ac
2 - 3 du/ac
3 - 4 du/ac
4 - 5 du/ac
5 - 8 du/ac
8 - 12 du/ac
12 - 16 du/ac
16 - 20 du/ac
20+ (specify 10 unit density range) _____

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)	369	1,154 GSF	425,627
TOTAL:	369		425,627

Continued

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. (Please see Attachment 2)

PART 6: JUSTIFICATION (Please see Attachment 3)

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

Continued

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
33-1((1))34C	Huntington Avenue Associates	2550 Huntington Avenue	2550 Huntington Avenue Alexandria, VA 22303	6.04	See signature on Page 1 of application.

Part 4: Current and Proposed Comprehensive Plan and Zoning Designations

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property:

The nominated property is located within the Mount Vernon Planning District (Area IV); Huntington Community Planning Sector (MV1); Land Unit G. Current text for the nominated property states,

> "Land Unit G is a triangle of land that is bounded by Huntington Avenue, Cameron Run and the Metrorail guideway. It is developed with office and industrial uses and is planned for redevelopment to office use with an FAR up to .30 and a maximum height of 40 feet. This reflects the majority of current development in this land unit... "

b. CURRENT PLAN MAP DESIGNATION: Office

c. CURRENT ZONING DESIGNATION: I-5

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION:

The uses on Parcel 34C are currently industrial. This parcel is planned for a mixture of residential, office and restaurant/retail uses at a maximum intensity of 3.0 FAR and a maximum height of 165 feet. Redevelopment of the complex should include, at a minimum, the following elements:

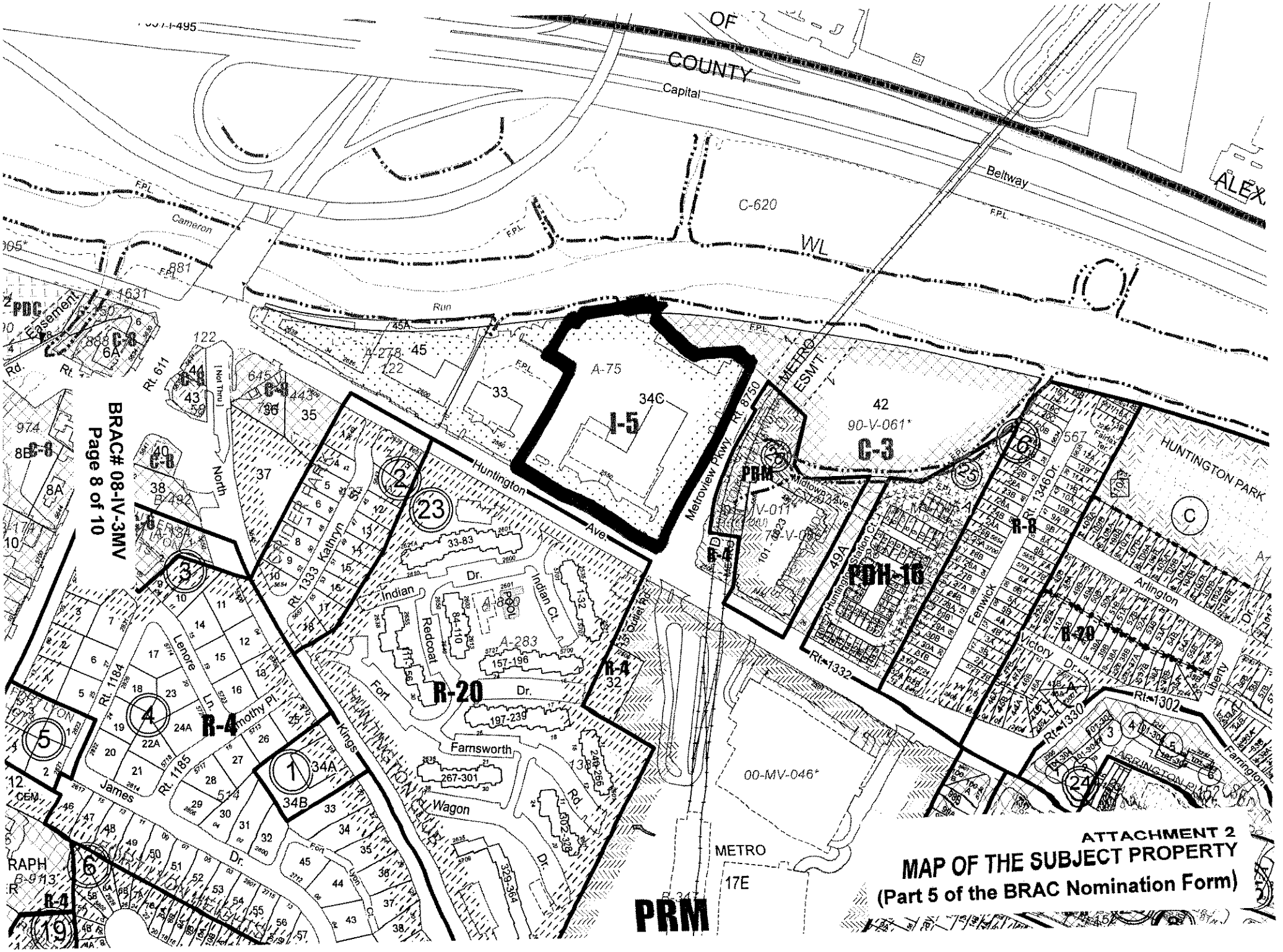
- Provision of high-quality architecture;
- Provision of on-site affordable and workforce housing;
- Provision of structured parking;
- Provision of pedestrian focused site design, which should include street oriented building forms and mitigation of visual impacts of structured parking;
- Provision of integrated pedestrian and bicycle systems with features such as covered and secure bicycle storage facilities, walkways, trails and sidewalks, amenities such as street trees, benches, bus shelters, and adequate lighting; and
- Provision of environmental elements into the design.

e. DESCRIBE WHAT DEVELOPMENT UNDER THE NEW PLAN WOULD LOOK LIKE. (What uses? Types of buildings? Building heights? Surface or structured parking? Typical unit size?

Currently located on the nomination property is one, five (5) story, approximately 129,857 square foot commercial/industrial structure that was constructed in 1969, and associated surface parking, which together cover almost 100% of the land area. The nomination property has been utilized since 1969 by one military contractor for research and development of military land vehicles. The outdoor storage of these vehicles has been a prominent "feature" of the current nomination property's use. The current development intensity is approximately 0.49 FAR.

The nominator proposes to redevelop the property with two (2) to three (3) buildings that are a maximum of 15 stories in height (approximately 165 feet). The proposed use is approximately one half residential, with the remaining area in office use with restaurant/retail use on the ground floor of at least one (1) structure, at a total intensity of 3.0 FAR. Although the mixture will vary at the time of rezoning, the nominator is proposing approximately 425,627 square feet of multifamily residential use, and approximately 363,628 square feet of office/retail/restaurant uses. The nominator proposes approximately 369 multifamily dwelling units with an average unit size of approximately 1,154 gross square feet (950 net square feet) each.

It is anticipated that these structures will be similar in character to those approved on the adjacent "Midtown" property, which are constructed of brick and precast. A combination of structured and surface parking is proposed. It is anticipated that structured parking will be located behind the first number of levels of at least one building, so that the view from Huntington Avenue will be of a pedestrian oriented streetscape, and not of a parking garage. Attractive landscaping is proposed to provide a pleasant pedestrian experience.



ATTACHMENT 2
MAP OF THE SUBJECT PROPERTY
(Part 5 of the BRAC Nomination Form)

Part 6: JUSTIFICATION

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

The government anticipates that the net increase of personnel that will relocate to Fort Belvoir will be approximately 19,000. This figure does not include their family members or the additional employees and families of government contractors.

Often housing is not immediately available on-base for members with families when they first report for duty, and they must acquire temporary or permanent housing in the surrounding area. Housing will also be needed for government contract workers. Provision of new homes within walking distance of the Huntington Metro Station will provide housing for the influx of people looking for homes that are convenient, close to transit, and near amenities that the Washington DC area provides.

This proposal also addresses the need for contractor's offices that are in very close proximity to a metro station. These offices will be easily accessible from the Huntington Metro Station or via I-495 and Telegraph Road, as the nomination property is immediately adjacent to this interchange.

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

The current industrial development on the nomination property is very outdated and is not an asset to the Huntington Community. There are large areas of surface parking and outdoor storage of materials on the site. The proposed changes will permit the construction of a development that will serve the needs of not only the new employees of Fort Belvoir and the associated government contractors, but of their families as well. The proposed changes will provide more housing, quality office space, and retail/restaurant uses in an area underserved by these uses within walking distance of the Huntington Metro Station.

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

This proposal fulfills the need for additional housing for military members and their families, and fulfills the need for quality office space for government contract businesses. Additional development can be provided on this property with little to no impact on the environment, as the site is already almost entirely covered with impervious surfaces. New development should provide for environmental benefits not currently in place on the property, as environmental benefits, such as BMPs, were not required when the property was originally developed.

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

The mixture of uses proposed on-site will help to reduce the amount of vehicular trips that will be generated. The development will provide for an enhanced pedestrian experience with the installation of sidewalks and other pedestrian amenities. It is strategically located at the interchange of I-495 and Telegraph Road, and it is within easy walking distance to the Huntington Metro Station. This development, with its mixture of residential/office/retail/restaurant uses should significantly reduce the vehicular trips made by the residents and occupants of the development, and for the residents already living in this area.

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

Potential increase in vehicular trips can be offset by the provision of appropriate retail and restaurant uses on-site, which can be accessed via safe and pleasant pedestrian walkways, by the provision of BMPs to treat stormwater (where, because of the age of this development, no BMPs are in place today), and by the provision of attractive landscaped open-space. Currently, the nomination property is almost entirely covered by either structures or surface parking lots, with relatively little tree cover or vegetated areas. Redevelopment of the nomination property, as opposed to a property that is currently in a natural state, will limit the impact to – or actually benefit – the quality of the water running into Cameron Run. When feasible, environmentally sensitive construction techniques and materials will be utilized.

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

At this time, construction is anticipated as quickly as the current lease expires, and as rezoning, site plan, building permitting and market conditions allow.