

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: Bruce R. Smith Daytime Phone: 703-750-2600  
 Address: P.O. Box 644  
Springfield, VA 22150  
 Nominator E-mail Address: brucesmithlaw@aol.com  
 Signature of Nominator (NOTE: There can be only one nominator per nomination):  
Bruce R. Smith

THIS BOX FOR STAFF USE ONLY	
Date Received:	<u>3/28/08</u>
Date Accepted:	<u>4/7/08 RHT</u>
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.)  
Shirley M. Williams Trustee  
 Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.  
The owners are Trustees of a family trust.

**PART 2. GENERAL INFORMATION**

Check appropriate supervisor district:  Lee  Mount Vernon  
 Total number of parcels nominated: 2  
 Total aggregate size of all nominated parcels (in acres and square feet): 24.73 acres 1,065,903 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: A copy of the current Plan language is attached.

b. CURRENT PLAN MAP DESIGNATION: Industrial

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). Mixed Use Retail/Office/Hotel

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 attached 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: up to 2.0 TOTAL Gross Square Feet: 2,131,806

Categories	Percent of Total FAR	Square feet
Office	50% (20%)	1,065,903 (426,361)
Retail	50%	1,065,903
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
<b>TOTAL</b>	<b>100%</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                    | _____                               |
| 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>			

**PROPERTY INFORMATION TABLE**

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part I 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
0992-1-0007A	T. William Dowdy & Shirley M. Hunter, Trustees	7911 Loisdale Rd.	P.O. Box 644 Springfield, VA 22150	17.81 Acres	<i>Shirley M. Hunter</i> <i>T. William Dowdy</i>
0992-1-0008	T. William Dowdy & Shirley M. Hunter, Trustees	-	P.O. Box 644 Springfield, VA 22150	6.92 Acres	<i>Shirley M. Hunter</i> <i>T. William Dowdy</i>

**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**

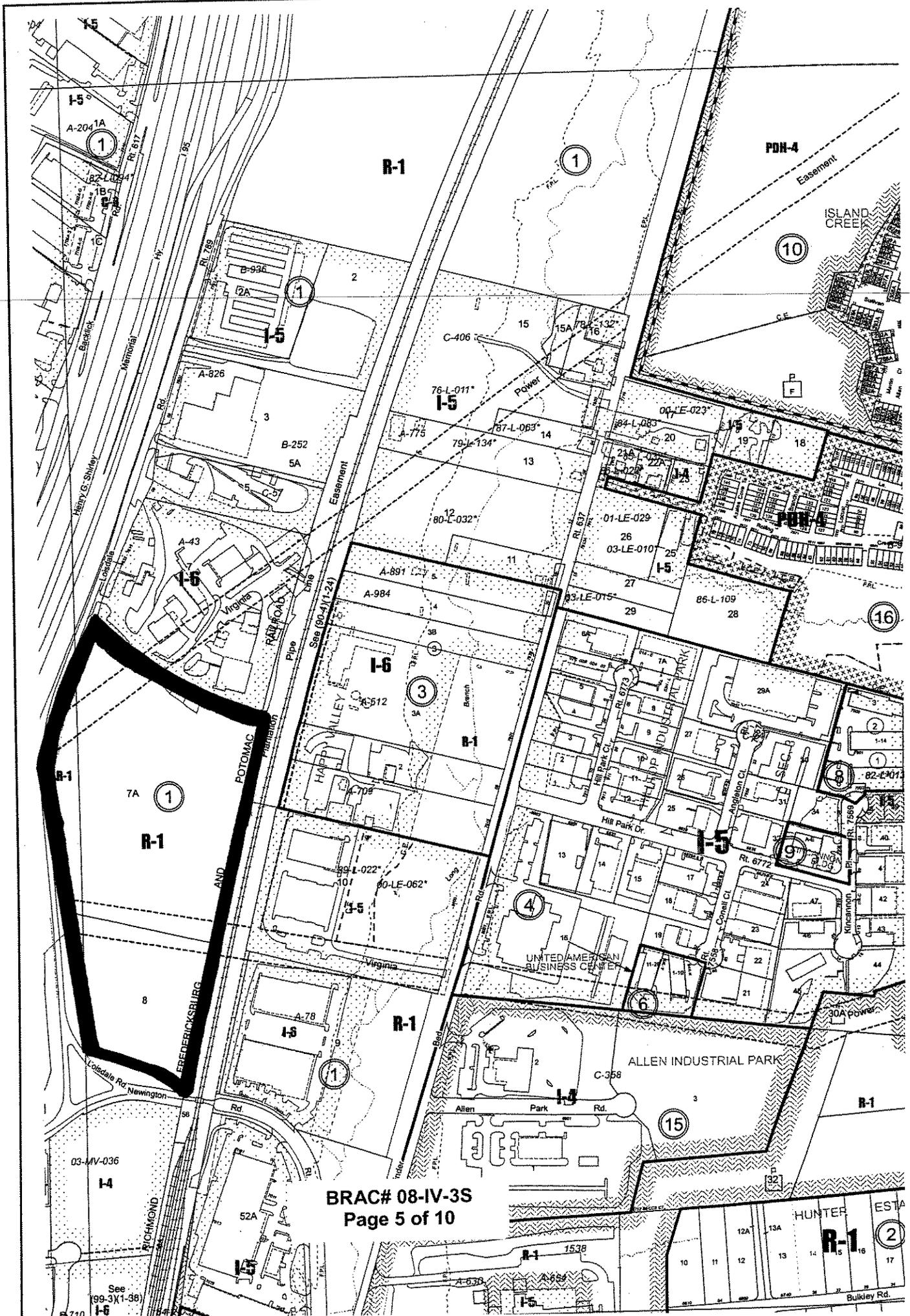
Each nomination must conform to the Policy Plan and must be related to the changes anticipated due to BRAC. Provide a written justification that explains why your nomination should be considered BRAC-related, based on the questions below (two-page limit):

- 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



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See  
99-3(1-38)  
I-6

HUNTER ESTA  
R-1  
12A 13A  
10 11 12 13 14 15 16 17

## **Land Unit K**

The majority of this land unit, located west of the CSX Railroad tracks, east of Loisdale Road, north and east of Backlick Road, and south of Loisdale Park, is planned for industrial uses up to .35 FAR. Parcels located north and south of Newington Road (Tax Map 99-1((1))4, 5C, and 5D) are planned for local-serving retail uses up to .25 FAR (access recommendations are shown on Figure 34 in Sector S6). Parcels 99-1((1))5A, 6 are planned for a hotel use with supporting retail use up to 0.75 FAR provided the following conditions are met:

- The current access south of the Loisdale Road/Fairfax County Parkway is closed and a new four way signalized intersection is provided at the Loisdale Road/Newington Road intersection.
- A second access point south of the northern tip of parcel 99-1((1))6 along Loisdale Road is provided. Turning movement should be restricted to right-in and right-out.

As an option, to complement existing uses in the vicinity and due to a change in access, Tax Map 99-1(1)5C may be appropriate for industrial use up to .35 FAR. To minimize noise and visual impacts, all business activities should be accommodated indoors. Outdoor storage is not appropriate. In addition, development should be compatible with the adjacent buildings to the south in terms of height, building materials and scale to foster high quality and attractive development, particularly facing the Fairfax County Parkway. A vegetated buffer of evergreen trees along the Parkway is desirable.

The presence and limits of a landfill south of Loisdale Park between Loisdale Road and the CSX Railroad tracks should be established and development constraints identified before any development occurs in this area. Development of industrial uses up to .35 FAR may be appropriate after sufficient documentation is provided to verify that the landfill site is suitable and safe for building. If found not to be suitable and safe for building, this site should be planned for private recreation use. The landfill site is identified for possible acquisition for public recreational use as shown on Figure 39 in Sector S7.

### Public Facilities

1. Provide a maintenance/fueling facility (preferably in Newington) for the Human Services Transportation Branch, which supplies para-transit services for eligible disabled, elderly, and low-income County residents.

## **STATEMENT OF JUSTIFICATION FOR 2008 BRAC APR NOMINATION**

The nominated area consists of two undeveloped parcels which total approximately 25 acres, located at the corner of Loisdale and Newington Roads. The property is bounded on the east by the RF&P railroad tracks, which also carry the VRE trains, and it is in very close proximity to the intersection of the Fairfax County Parkway and Interstate 95. The parcels are zoned R-1 and are currently planned for industrial uses up to a 0.35 FAR.

The nomination requests a change in the Comprehensive Plan which would allow a mixed use development that would be primarily retail and office with up to a 2.0 FAR. The anticipated development would have three components: low and mid rise office buildings, neighborhood retail, and hotel. There would be a mix of surface and structured parking.

This nomination is related to and driven by the BRAC relocations to EPG, Belvoir's main post, and (potentially) the GSA warehouse. These relocations will create a dramatic increase in demand for office and supporting retail uses in the Newington and Springfield areas. The workers at these new offices and the Department of Defense personnel being relocated by BRAC will generate a need for retail and hotel uses. The nominated site is ideal to help accommodate the anticipated demand because it offers proximity to EPG, main post and the GSA site.

The site is less than a half mile from the intersection of Interstate 95 and the Fairfax County Parkway, which intersection will become an important hub in the BRAC affected areas. Currently, there is very little retail and Class A office in that immediate area. Most of the existing retail and office uses in the general area are concentrated in Kingstown, at the Springfield Mall, and in the Springfield business district. Those areas will be congested after the BRAC relocations occur and the anticipated build out of significant additional office space along the Franconia Springfield Parkway corridor. Therefore, retail uses at the nominated site, on the southern part of Loisdale Road, near the most important intersection will provide an alternative for the workers at EPG and main post to avoid driving north into Springfield or Kingstown and adding to the congestion.

Higher density is appropriate at this site because of its location, its size and the possibility of connecting to mass transit. The property is located on the existing County bus route which links Ft. Belvoir to the Franconia/Springfield Metro station. Initially, the development could also be linked to the existing Metro station by shuttles. As a longer term solution, the property could gain direct access to mass transit by one or more of three means: Metro could be extended south, a VRE stop could be added to the existing line, or a monorail or other connection could be created linking the site with Metro and EPG. It is also assumed that TDM strategies such as staggered shifts could be employed to further mitigate traffic issues.

Since there is no realistic chance that either VDOT or the Federal government will fund the many major transportation improvements which would be needed to fully accommodate the massive influx of people, jobs and cars, it will be important to concentrate new development in areas very close to the military installations and very close to existing arteries. Once the missing link of the Parkway is completed, the intersection of I-95 and the Parkway will be an extremely busy area, and the nominated property is among the largest undeveloped properties in the immediate area of that important intersection. This is where concentrated development should occur. Smaller, scattered sites will ensure that commuters cut through residential neighborhoods to get to work, and then cut through them again to eat lunch and shop at Kingstown or the Springfield business district.

The nomination likely will have little negative visual impact on the area because the nominated parcels are surrounded by the railroad tracks and existing (or planned) industrial and commercial uses. Similarly, there are no known environmentally sensitive areas on the property.

Although the market presently exists to support significant development, the requested use would require a rezoning. Assuming two to three years for rezoning and final engineering, the properties likely could not be developed prior to 2011.

**Cerdeira, Lilian**

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**From:** Hada, JayJeev  
**Sent:** Tuesday, April 08, 2008 3:28 PM  
**To:** 'brucesmithlaw@aol.com'

Bruce R. Smith  
PO Box 644  
Springfield, VA 22150

**RE: BRAC APR Nomination; Map 99-2((1)) 7A, 8**

Dear Mr. Smith:

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-2008-015) 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:

- The Department of Tax Administration (DTA) data indicates that parcel 99-2((1))7A is 17.54 acres and not 17.81 acres as you have indicated on the Property Information Table of Part 3. As a result, the total acreage on Part 2 of the application should be 24.47 and not 24.73. Please confirm this correction.
- The nomination proposes a 2.0 FAR with a mix of retail, office, and hotel use. In Part 4-G (Table) you have indicated that the mix will be split 50 percent office and 50 percent retail. There is mention of 20 percent (in parenthesis) next to the office section but does not provide details regarding what this number represents. Also absent from the tabulation is the percentage of the hotel component. Please clarify these issues.

**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 [Jayjeev.Hada@FairfaxCounty.gov](mailto:Jayjeev.Hada@FairfaxCounty.gov).

Sincerely,

*Jayjeev Hada  
Planner II  
Policy & Plan Development Branch  
Planning Division  
Department of Planning & Zoning  
Fairfax County Government*

*Tel: 703 324 1380  
Fax: 703 324 3056*

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4/9/2008

**Cerdeira, Lilian**

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**From:** Hada, JayJeev  
**Sent:** Tuesday, April 15, 2008 4:19 PM  
**To:** Cerdeira, Lilian; Mason, Lindsay A.; Lai, Jennifer C.  
**Cc:** Hardy, Sara Robin  
**Subject:** FW: BRAC APR Nomination PC-2008-015

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**From:** Brucesmithlaw@aol.com [mailto:Brucesmithlaw@aol.com]  
**Sent:** Tuesday, April 15, 2008 4:04 PM  
**To:** Hada, JayJeev  
**Cc:** TDowdy4062@aol.com  
**Subject:** BRAC APR Nomination PC-2008-015

Dear Mr. Hada:

Please allow this to confirm our telephone conversation regarding the above referenced nomination and specifically that:

- 1) DTA records indicate that Tax Parcel 99-2((1))7A is 17.54 acres, and therefore the total nominated area is 24.46 acres; and
- 2) The nomination contemplates that 20% of the FAR will be hotel, 30% office and 50% retail.

Sincerely,

Bruce R. Smith  
T. WILLIAM DOWDY & ASSOCIATES  
P.O. Box 644  
Springfield, Virginia 22150  
Tel. 703-750-9015  
Fax. 703-750-9015  
email: [brucesmithlaw@aol.com](mailto:brucesmithlaw@aol.com)

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