

**APR**  
Area Plans Review

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: Walsh, Colucci, Lubeley, Emrich & Walsh, PC  
for AIMCO Riverside Park LLC Daytime Phone: 703-528-4700  
Address: 2200 Clarendon Boulevard, Suite 1300  
Arlington, VA 22201

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

Signature of Nominator (NOTE: There can be only one nominator per nomination):  
[Signature]

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.) Please see attached signature page.

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.  
The relationship of the signatory is explained on the attached signature page.

**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): 28.1713 acres, 1,227,141.83 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 8 1/2 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: Richmond Highway Corridor Area (Area IV); North Gateway Community

Business Center; Sub Unit A-3

(See Attachment #1)

b. CURRENT PLAN MAP DESIGNATION: Residential; 20+ du/ac

c. CURRENT ZONING DESIGNATION: R-30, CRD, HC pt.

THIS BOX FOR STAFF USE ONLY	
Date Received:	<u>3/28/08</u>
Date Accepted:	<u>4-2-08 CBR</u>
Planning District:	_____
Special Area:	_____

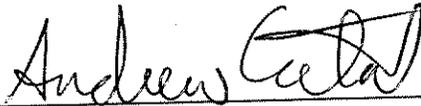
**BRAC Nomination Form Signature Page for AIMCO Riverside Park, L.L.C.**

AIMCO RIVERSIDE PARK, L.L.C.,  
a Delaware limited liability company

By: Riverside Park Associates Limited Partnership,  
a Delaware limited partnership,  
its Sole Member

By: AIMCO/Riverside Park Associates GP, LLC,  
a Delaware limited liability company,  
its General Partner

By: AIMCO/Bethesda Holdings, Inc.,  
a Delaware corporation,  
its Sole Member

A handwritten signature in black ink that reads "Andrew Cretal". The signature is written in a cursive style and is positioned above a horizontal line.

By: Andrew Cretal  
Its: Senior Vice President

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 #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?) (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 1.65 TOTAL Gross Square Feet: 2,024,784

Categories	Percent of Total FAR	Square feet
Office		
Retail	2%	40,000 GSF
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*	98%	1,984,784 GSF
<b>TOTAL</b>	<b>100%</b>	<b>2,024,784 GSF</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)	602	1347	810,952
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9+ stories)(existing)	1222	993	1,213,832
<b>TOTAL:</b>	<b>1824</b>	<b>N/A</b>	<b>2,024,784</b>

**PART 5: MAP OF SUBJECT PROPERTY** (See Attachment #2)

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** (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

**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
83-3((1))101	AIMCO Riverside Park LLC	2000 Huntington Ave	6363 N. State Hwy 161 Suite 800 Care Deloitte Pts-Dept, 208 Irving, Tx 75038-2262	28.17	On Page 1 of application

**ATTACHMENT 1**  
**(Part 4 of the BRAC Nomination Form)**

**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 Richmond Highway Corridor Area (Area IV); North Gateway Community Business Center; Sub-Unit A-1. Current text states,

“The Riverside Apartments complex, located on the north side of Huntington Avenue between Cameron Run Terrace and Hunting Creek Road, is planned for high-rise residential use with first floor retail or office use at a density up to 35 dwelling units per acre. This recommendation reflects the existing use which should be retained.”

**b. CURRENT PLAN MAP DESIGNATION:** Residential; 20+ du/ac

**c. CURRENT ZONING DESIGNATION:** R-30, CRD, HC pt.

**d. PROPOSED COMPREHENSIVE PLAN DESIGNATION:**

The Riverside Apartments complex, located on the north side of Huntington Avenue between Cameron Run Terrace and Hunting Creek Road, is planned for low- to high-rise residential and retail/restaurant use at a density up to 65 dwelling units per acre and a with a minimum of 35,000 square feet of retail/restaurant uses. The overall maximum FAR for all uses should not exceed 1.65, except as permitted by the provision of affordable dwelling units. 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, appropriate street widths and block sizes, 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;
- Provision of environmental elements into the design; and
- Construction of the Cameron Run Trail prior to occupancy of the first phase of redevelopment.

**ATTACHMENT 1**  
**(Part 4 of the BRAC Nomination Form)**

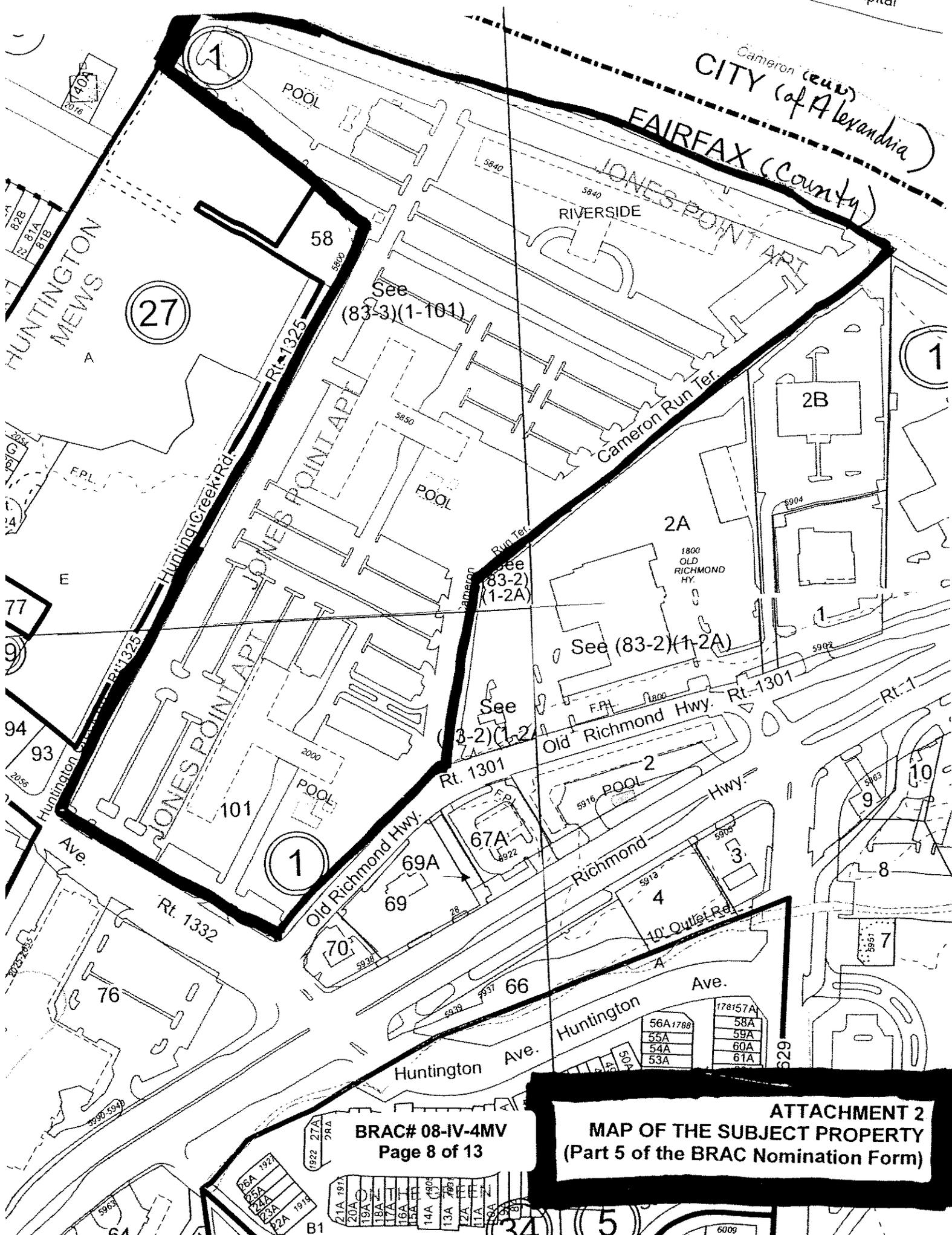
**e. DESCRIBE WHAT DEVELOPMENT UNDER THE NEW PLAN WOULD LOOK LIKE. (What uses? Types of buildings? Building heights? Surface or structured parking? Typical unit size?)**

Currently located on the nomination property are three, 15-story multifamily buildings, which contain a total of 1,222 rental apartments and a large amount of associated surface parking lots. The nominator proposes to integrate the existing residential towers into an urban, transit-oriented site design that is much more inclusive of the surrounding neighborhoods than the current, fenced-off and gated site design. This will be accomplished by the provision of high-quality building design that embraces, rather than excludes, the surrounding neighborhoods while maintaining secure areas and residences for the residents of Riverside; the replacement of the existing surface parking areas with attractive, structured parking garages; the installation of high-quality landscaping and urban park areas; the construction of new vehicular and pedestrian linkages to nearby streets and trails; and the provision of neighborhood serving restaurant and retail uses that are available to residents of the complex as well as to residents of the surrounding neighborhoods.

It is anticipated that the new residential structures will be four stories in height, but there is a possibility that a few of the new structures may be five stories in height to accommodate first floor retail/restaurant uses. A combination of construction materials is conceived for the new structures; regardless, these materials will complement the existing facades of the three residential towers so that the redeveloped neighborhood presents a cohesive theme. The new retail/restaurant uses are proposed to be located on the lower level of the new residential high rise structure near the intersection of Huntington Avenue and Old Richmond Highway.

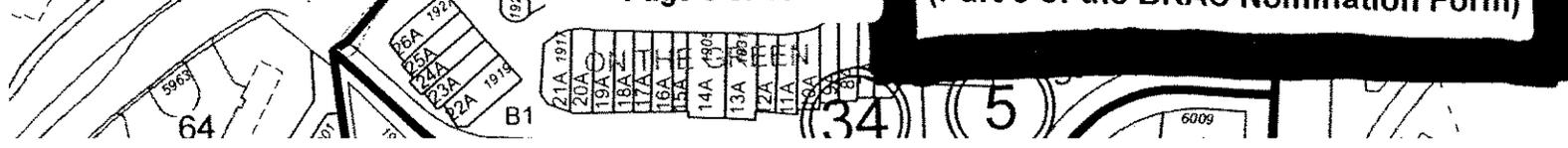
580 new dwelling units are proposed in four, low to mid-rise multi-family buildings (four to five stories in height). The average size of these units is anticipated to be 1,190 gross square feet ("GSF") (950 net square feet ("NSF")) each. 22 new dwelling units are proposed in a "2-story over 2-story" structure that will be similar in scale to typical townhouse units. The average size of these units is anticipated to be approximately 1,728 GSF (1,300 NSF) each. Structured parking will be provided for a majority of the uses on the site. A small amount of surface parking will be available in the vicinity of the new retail uses and along some of the major internal roads in order to provide a traffic-calming and a more inviting pedestrian experience.

Cameron (town)  
CITY (of Alexandria)  
FAIRFAX (County)



BRAC# 08-IV-4MV  
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**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 their 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. The renovated Riverside Apartment development will provide housing for the influx of people looking for homes that are convenient, close to transit, near amenities that the Washington DC area provides, and are affordable and available for rent (as opposed to housing that they must purchase).

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

The current Riverside Apartment development is outdated in its design. There are large areas of surface parking and relatively little retail uses that can be accessed on-foot. The proposed changes will permit the construction of a development that will serve the needs of not only the new employees of Fort Belvoir, but of their families as well. The proposed changes will provide more housing, sheltered parking areas, access to trails, and access to daily retail serving uses; all within walking distance of the Huntington Metro Station. The proposed changes will benefit the existing and future residents of the surrounding area by providing neighborhood serving retail and restaurant uses that are not currently available; thus reducing potential vehicular trips for the Riverside development and for the surrounding area.

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

This proposal fulfills the need for additional housing for military members, their families, and the employees and families of government contract businesses. Additional housing 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 will increase pervious areas and will provide for environmental benefits not currently in place on the property.

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

The provision of neighborhood serving retail uses and restaurants on-site will help to reduce the amount of vehicular trips that will be generated by additional housing. The development will provide for enhanced pedestrian and biking trails, and it is within walking distance to the Huntington Metro Station. It will provide for the construction of a critical link of the Cameron Run Trail, which is anticipated to be a non-motorized transit corridor for the use of the general public. This should significantly reduce the vehicular trips made by the service member, that member's family, 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: (1) appropriate retail and restaurant uses on-site, which can be accessed via safe and pleasant pedestrian walkways; (2) the expansion of Riverside Apartment's already extremely successful shuttle program to the Huntington Metro Station and nearby grocery store; and (3) by the construction of additional bike trails for commuters.

Potential environmental impacts will be off set by the provision of BMPs to treat stormwater (where, because of the age of this development, only very limited BMPs are in place today), and by the provision of a significant amount of additional landscaped open-space. Currently, this property is almost entirely covered by surface parking lots, with relatively little tree cover or vegetated areas. Redevelopment of this 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 in three phases, which are anticipated to be constructed as quickly as rezoning, site plan, building permitting and market conditions allow:

- Phase I: Residential Buildings A and B, which is anticipated to include a total of 314 dwelling units, 38,700 square feet of retail and restaurant uses, and 1,242 parking spaces;
- Phase II: Residential Building C, which is anticipated to include 138 dwelling units and 522 parking spaces; and
- Phase III: Residential Building D and the "2 over 2" units, which are anticipated to include 128 and 22 dwelling units respectively, and 925 parking spaces.

**Klibaner, Aaron K.**

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**To:** IStagg@arl.thelandlawyers.com

**Subject:** Fairfax County BRAC/APR Nomination-Riverside Apts.

Dear Mr./Ms. Stagg:

I am the planner assigned to review the plan nomination you submitted to the Fairfax County Planning Commission for the Riverside Apartments on tax parcel 83-3((1))101 as part of the BRAC/APR process. Upon reviewing your nomination forms, I noticed that on page 1 of the form and on the portion of the form that describes the proposed nomination description, you state that the property is located in sub-unit A-3 of the North Gateway CBC. Your enclosed tax map of the property also references sub-unit A-3. However, in your Attachment 1 document, (part 4 of the BRAC Nomination Form) part a. current comprehensive plan text, you mention sub-unit A-1. The current plan text that follows is in fact from sub-unit A-3.

Please clarify whether your reference to sub-unit A-1 was an error and that your nomination does pertain to sub-unit A-3 as it appears. If this is the case, I will just need you to send me your authorization via e-mail to correct this error on your nomination form. If your nomination does in fact pertain to sub-unit A-1, then I will need you to send me a new tax map and a new proposed nomination description; and your authorization to amend your nomination form by changing references from sub-unit A-3 to sub-unit A-1 where they appear.

Please let me know how you wish to proceed as soon as possible.

Aaron Klibaner

*Aaron Klibaner, AICP  
Planner II  
Fairfax County Department of Planning & Zoning  
703-324-1497 phone  
703-324-3056 fax  
[Aaron.Klibaner@fairfaxcounty.gov](mailto:Aaron.Klibaner@fairfaxcounty.gov)*

**ATTACHMENT 1  
(Part 4 of the BRAC Nomination Form)**

**Part 4: Current and Proposed Comprehensive Plan and Zoning Designations**

**a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property:**

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**b. CURRENT PLAN MAP DESIGNATION:** Residential; 20+ du/ac

**c. CURRENT ZONING DESIGNATION:** R-30, CRD, HC pt.

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- Provision of structured parking;
- Provision of pedestrian focused site design, which should include street oriented building forms, appropriate street widths and block sizes, 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;
- Provision of environmental elements into the design; and
- Construction of the Cameron Run Trail prior to occupancy of the first phase of redevelopment.

**From:** Stagg, Inda E. [mailto:istagg@arl.thelandlawyers.com]  
**Sent:** Tuesday, April 08, 2008 12:19 PM  
**To:** Klibaner, Aaron K.  
**Subject:** RE: Fairfax County BRAC/APR Nomination-Riverside Apts.

Aaron,

Thanks for the email. I will review the information that I submitted and make corrections as required.

Inda Stagg

*Inda E. Stagg*  
*Land Use Coordinator*  
*Walsh, Colucci, Lubeley, Emrich & Walsh PC*  
*2200 Clarendon Boulevard; Suite 1300*  
*Arlington, Virginia 22201*  
*Phone: (703) 528-4700 x5423*  
*Fax: (703) 525-3197*  
*E-Mail: [istagg@arl.thelandlawyers.com](mailto:istagg@arl.thelandlawyers.com)*  
*Web: [www.thelandlawyers.com](http://www.thelandlawyers.com)*

**From:** Klibaner, Aaron K. [mailto:Aaron.Klibaner@fairfaxcounty.gov]  
**Sent:** Tuesday, April 08, 2008 12:06 PM  
**To:** Stagg, Inda E.  
**Subject:** Fairfax County BRAC/APR Nomination-Riverside Apts.

Dear Mr./Ms. Stagg:

I am the planner assigned to review the plan nomination you submitted to the Fairfax County Planning Commission for the Riverside Apartments on tax parcel 83-3((1))101 as part of the BRAC/APR process. Upon reviewing your nomination forms, I noticed that on page 1 of the form and on the portion of the form that describes the proposed nomination description, you state that the property is located in sub-unit A-3 of the North Gateway CBC. Your enclosed tax map of the property also references sub-unit A-3. However, in your Attachment 1 document, (part 4 of the BRAC Nomination Form) part a. current comprehensive plan text, you mention sub-unit A-1. The current plan text that follows is in fact from sub-unit A-3.

Please clarify whether your reference to sub-unit A-1 was an error and that your nomination does pertain to sub-unit A-3 as it appears. If this is the case, I will just need you to send me your authorization via e-mail to correct this error on your nomination form. If your nomination does in fact pertain to sub-unit A-1, then I will need you to send me a new tax map and a new proposed nomination description, and your authorization to amend your nomination form by changing references from sub-unit A-3 to sub-unit A-1 where they appear.

Please let me know how you wish to proceed as soon as possible.

Aaron Klibaner

*Aaron Klibaner, AICP*  
*Planner II*  
*Fairfax County Department of Planning & Zoning*  
*703-324-1497 phone*  
*703-324-3056 fax*  
*[Aaron.Klibaner@fairfaxcounty.gov](mailto:Aaron.Klibaner@fairfaxcounty.gov)*

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