

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: Gifford R. Hampshire Daytime Phone: 703-365-9945
Address: Blankingship & Keith, P.C., Suite 201
9300 W. Courthouse Rd., Manassas, VA 20110
Nominator E-mail Address: ghampshire@bklawva.com
Signature of Nominator (NOTE: There can be only one nominator per nomination):
Gifford R. Hampshire

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.
The Penn Daw Properties, L.L.L.P.

By A. Fenton
Andrew A. Fenton, General Partner

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: Lee Mount Vernon By _____
Total number of parcels nominated: 12 By Timothy J. Fenton, General Partner
Total aggregate size of all nominated parcels (in acres and square feet): 4.39 acres 191,228.4 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 Property Information Table (Property Information Table attached) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application. 8 1/2 x 11 page (landscape format)
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.

If is the most current version: _____
See Attachment A

b. CURRENT PLAN MAP DESIGNATION: mixed use and residential at 3-4 DU/acre*

c. CURRENT ZONING DESIGNATION: R-4 and C-8

Continued

*All parcels except Tax Map 83-3-01-0041 are designated mixed use. Parcel 83-3-01-0041 is designated residential at 3-4 DU/acre.

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.

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Address: Blankingship & Keith, P.C., Suite 201
9300 W. Courthouse Rd., Manassas, VA 20110

Nominator E-mail Address: ghampshire@klawva.com

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

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By Andrew A. Fenton, General Partner

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By [Signature]
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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: See Attachment A

b. CURRENT PLAN MAP DESIGNATION: mixed use and residential at 3-4 DU/acre*

c. CURRENT ZONING DESIGNATION: R-4 and C-8
BRAC# 08-IV-5MV

*All parcels except Tax Map 83-3-01-0041 are designated mixed use. Parcel 83-3-01-0041 is designated residential at 3-4 DU/acre.

office use up to .50 FAR and a maximum height of 50 feet, provided the following conditions are met:

- Buildings are well-designed and oriented toward the highway with parking in the rear;
- Development provides and maintains effective screening and buffering to the existing adjacent neighborhood;
- Substantial consolidation of lots is accomplished; and
- Combined access points and an efficient internal circulation pattern is provided.

Land Unit D

Lots fronting on the west side of Richmond Highway between Jamaica Drive and Sub-unit F-1 are planned for low-rise office use up to .35 FAR.

Sub-unit E-1

Lots fronting on the east side of Richmond Highway between Quander Road and Shields Avenue are planned for neighborhood-serving office and/or retail uses up to .50 FAR with a maximum height of 50 feet. See Land Unit G for an additional land use option.

Sub-unit E-2

Properties located along the south side of Quander Road between Richmond Highway and Quander Road Center are planned for residential use at 3-4 dwelling units per acre. As an option, with complete parcel consolidation in this sub-unit, a density of 5-8 dwelling units per acre may be appropriate. Structures should be clustered to minimize impacts on steep slopes in the area. No more than one entrance point onto Richmond Highway that is no closer than 200 feet from Quander Road, and no more than two entrance points on Quander Road, that are no closer than 200 feet from Richmond Highway should be provided. These latter provisions are intended to preclude congestion near the Richmond Highway/Quander Road intersection because of the importance of that road for carrying school traffic to and from West Potomac High School and Metro-related traffic to and from Huntington, as well as the residential traffic generated on these sites. See Land Unit G for an additional land use option.

Sub-unit E-3

The Penn Daw Trailer Park is planned and currently developed as a mobile home park at a density of 5-8 dwelling units per acre. Any redevelopment of this sub-unit is encouraged to comply with the County's voluntary relocation guidelines. See Land Unit G for an additional land use option.

Sub-unit F-1

Properties included in this sub-unit are Parcels 83-3((1))22B pt, 22C and 22D which are planned for retail uses up to .50 FAR and building heights of 50 feet. Consolidation of

contiguous lots is desirable. Existing landscaping, which serves as a buffer to the adjacent residential neighborhood should be maintained. In any development proposal, sidewalks should be provided to facilitate pedestrian access. Vehicular access should be provided only at one point each on Richmond Highway and North Kings Highway.

Sub-unit F-2

Parcels within this sub-unit include 83-3((1))22A and a portion of Parcel 22B and are planned for retail use up to .35 FAR. If substantial land is required for interchange improvements, the remaining property should also be acquired for use as a gateway park to provide a focal point for the Penn Daw Community Business Center.

Land Unit G

The area along the east side of Richmond Highway south of Shields Avenue to Fairview Drive is planned for community-serving retail use up to .50 FAR.

Existing conditions present an opportunity for a well-designed, mixed-use project that will serve as the focal point and core area for the Penn Daw Community Business Center. As an option, Land Unit G is planned for a well integrated mix of retail, office, hotel and residential uses with an overall intensity of up to 1.0 FAR. Development proposals for a single integrated project or a project that allows for future coordination with other projects should meet the following conditions:

- Consolidation of Parcels 83-3((1))20, 23A, 24, 24A and 24B together with consolidation of additional lots in adjacent Sub-units E-1, E-2 and E-3 is encouraged. If full consolidation is not achieved, interparcel access to adjacent uses should be provided;
- The level of non-residential development should not exceed two-thirds of the total gross floor area for the entire mixed-use development. Appropriate first floor support retail and service uses designed to serve the development in this land unit should be encouraged;
- Non-residential uses should be located at the front of the property and oriented to Richmond Highway. Residential uses should be located toward the middle and rear of parcels 24A and 24B in order to take advantage of the visual and passive recreational amenity provided by the adjacent stream valley area. Residential density and building heights should be tapered from mid-rise or garden-style apartments to townhouses located nearest to the existing adjacent neighborhood;
- Building heights are tapered down toward the existing single-family area;
- Adequate measures to mitigate against undue environmental impact are provided. Steep slopes, streams and floodplains with their existing vegetation located on the property are preserved as a public park. Where past practices have degraded these slopes and streams, bioengineering approaches should be followed to restore them to more natural conditions and functions;
- Sufficient buffering and screening are provided to mitigate adverse impacts on adjacent residential areas;
- Adequate right-of-way is provided for road improvements;
- Pedestrian circulation and the use of mass transit is encouraged through site design, connection with proposed and existing pedestrian circulation systems in the area and other methods;
- 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 Penn Daw Community Business Center are

provided. The urban design recommendations found at the end of this Plan, should be used as a guide; and

- Incorporation of residential use in office or retail buildings in an "above the shop" arrangement is encouraged.

* [As an option, if Sub-units E-1, E-2 and E-3 are substantially and logically consolidated with Land Unit G, a well-integrated mix of uses with an overall intensity at up to 1.0 FAR that includes at least two of the following uses: retail, office, hotel and residential. The conditions listed above should be fulfilled for the entire assemblage.

Land Unit H

Land Unit H contains the Penn Daw Shopping Center and adjacent commercial uses between School and Poag Streets along North Kings Highway. The Penn Daw Shopping Center site is planned for retail use up to .35 FAR. Free-standing uses should be discouraged to preserve an opportunity for connections to the proposed "gateway park". Additional parking lot landscaping and the introduction of a landscaped berm between the front parking lot and North Kings Highway is encouraged.

The existing commercial uses between School and Poag Streets along the west side of North Kings Highway are planned for low-rise office or compatible institutional uses up to .25 FAR to serve as a transition between the residential and commercial areas located north and south of the subject property, respectively. As an option, if parcels are completely consolidated and an integrated, well-designed development is proposed, an FAR up to .35 may be appropriate.

Land Unit I

The triangle-shaped parcel bounded by Richmond Highway on the east, South Kings Highway on the west and the office located at the corner of South Kings Highway and Pickett Street and the Franklin office building at the northwest corner of Richmond Highway and Franklin Street is planned for retail, office or retail and office mixed-use up to .50 FAR. Restaurants with table service are especially encouraged. This area is a centerpiece of the Penn Daw Community Business Center and special attention to urban design elements will enhance its appearance and function.

SUBURBAN NEIGHBORHOOD AREAS BETWEEN PENN DAW AND BEACON/GROVETON COMMUNITY BUSINESS CENTERS (Refer to Figure 8)

1. The area which fronts on the west side of Richmond Highway between Franklin Street and the Service Merchandise retail center north of Beacon Mall to South Kings Highway includes commercial and residential uses. This area is planned for residential use at 4-5 dwelling units per acre and 8-12 dwelling units per acre as shown on the Comprehensive Plan map.
2. Lots fronting on the east side of Richmond Highway between Fairview Drive and Huntington Walk Condominiums and along Regan Street are planned for residential use at 16-20 dwelling units per acre, with substantial parcel consolidation. Elderly housing is encouraged. Landscape materials should be selected and located to provide effective buffering and screening to the residential community to the east.
3. This area is bounded on the west by Richmond Highway, Dawn Drive to the south and Hillside Lane to the east. It includes the Huntington Run and Huntington Walk Condominium

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 B

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?)
Neighborhood serving office and/or hotel and/or retail in building(s) at 1.0 FAR with heights up to 100 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: 1.0 TOTAL Gross Square Feet: 191,228.4

Categories	Percent of Total FAR	Square feet
Office /hotel	70%	133,859.88
Retail	30%	57,368.52
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	

*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)			
TOTAL:			

ATTACHMENT B

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition
Mount Vernon Planning District
Richmond Highway Corridor Area**

AREA IV

Page 33

Sub-unit E-1

Lots on the east side of Richmond Highway between Quander Road and Shields Avenue are ~~planned for neighborhood-serving office, and/or hotel and/or retail uses up to 1.0 FAR with a~~ maximum height of 100 feet. The boundary between land use units E-1 and E-2 would be shifted such that it would include an additional 1.0-acre parcel identified as Tax Map #83-3-22-00B, as well as the eleven (11) other parcels that are set forth in the Property Information Table that are currently within Sub-unit E-1.

PROPERTY INFORMATION TABLE

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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.

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
83-3-01-00-41	U.S. Bank National Association	6211 Richmond Highway	10790 Rancho Bernardo Road San Diego, CA 92127	.345	91 7108 2133 3932 5728 4891
83-3-01-0036	Penn Daw Properties L.L.P.	None assigned	P.O. Box 2236 Middleburg, VA 20118	.173	see page 17
83-3-01-0037	Penn Daw Properties L.L.P.	6217 Richmond Highway	P.O. Box 2236 Middleburg, VA 20118	.172	see page 17
83-3-01-0038	Penn Daw Properties L.L.P.	6217 Richmond Highway	P.O. Box 2236 Middleburg, VA 20118	.6164	see page 17
83-3-01-0040	Penn Daw Properties L.L.P.	6213 Richmond Highway	P.O. Box 2236 Middleburg, VA 20118	.47	see page 17
83-3-01-0041A	Penn Daw Properties L.L.P.	None assigned	P.O. Box 2236 Middleburg, VA 20118	.0218	see page 17
83-3-01-0042	Penn Daw Properties L.L.P.	None assigned	P.O. Box 2236 Middleburg, VA 20118	.331	see page 17
83-3-08-00-B	Penn Daw Properties L.L.P.	6223 Richmond Highway	P.O. Box 2236 Middleburg, VA 20118	.3253	see page 17

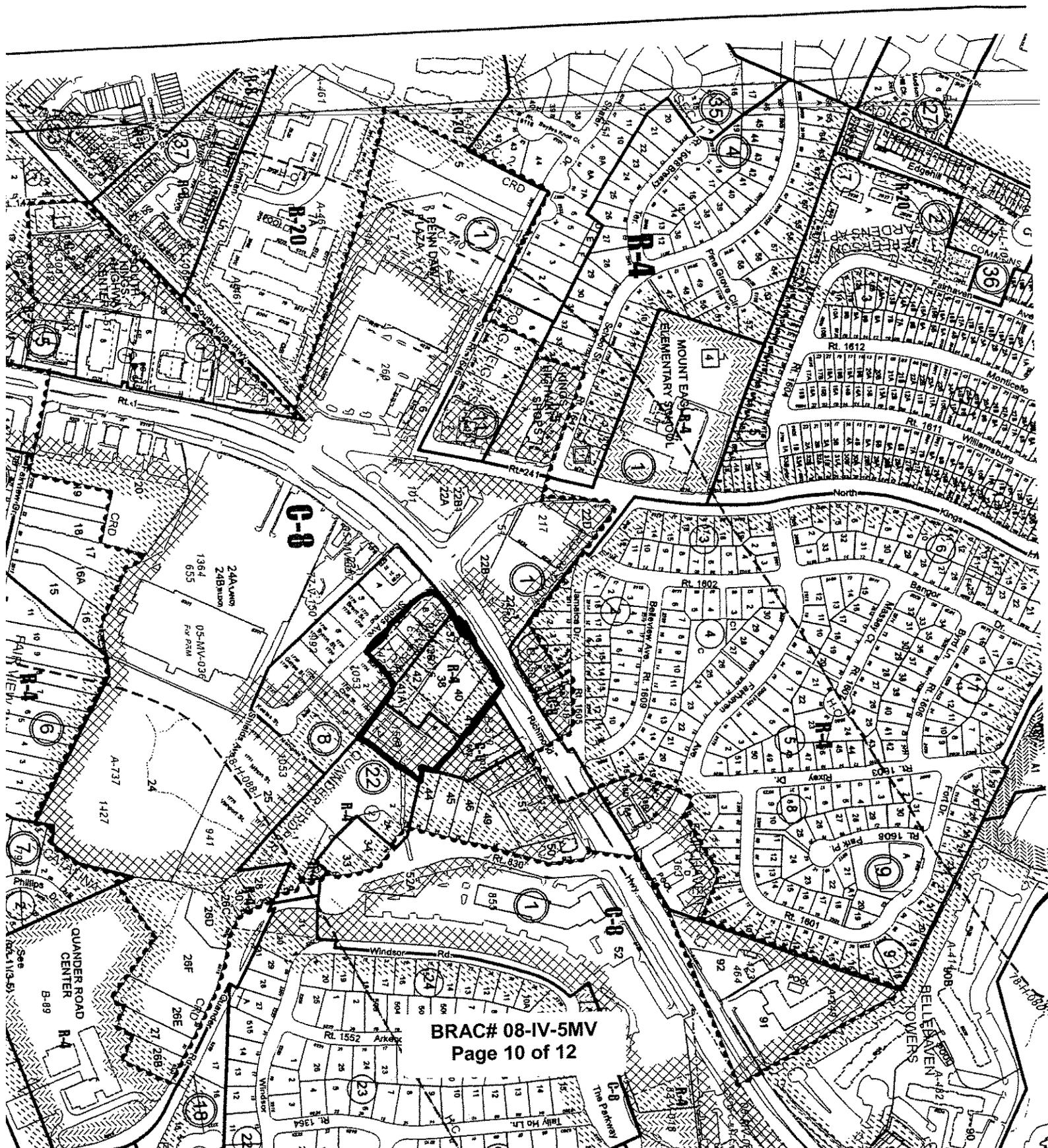
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83-30-08-00-C	Penn Daw Properties L.L.L.P.	6235 Shields Avenue	P.O. Box 2236 Middleburg, VA 20118	.2091	see page 17
83-3-08-00-1	Penn Daw Properties L.L.L.P.	6239 Shields Avenue	P.O. Box 2236 Middleburg, VA 20118	.5049	see page 17
83-3-22-00A	Penn Daw Properties L.L.L.P.	None assigned	P.O. Box 2236 Middleburg, VA 20118	.2218	see page 17
83-3-22-00-B	Penn Daw Properties L.L.L.P.	6217 Richmond Highway	P.O. Box 2236 Middleburg, VA 20118	1.0	see page 17

MAP SHOWING SUBJECT PROPERTY IN BOLD LINES



BRAC# 08-IV-5MV
Page 10 of 12

JUSTIFICATION STATEMENT

This proposal would retain the current neighborhood-serving office and/or retail use designation for Sub-unit E-1, but would allow a slight adjustment to the boundaries of Sub-unit E-1 to include an additional 1.0-acre property to the rear of the assemblage (Tax Map 83-3-22-00-B) that is currently within Sub-unit E-2. It would also allow independent development of this assemblage of twelve (12) parcels totaling approximately 4.39 acres currently allowed only if Sub-unit E-1 is "substantially and logistically consolidated" with Sub-units E-2, E-3 and G. ~~Finally, it would allow additional density and height up to 1.0 FAR and 100 feet to accommodate a substantial office building and/or hotel with a residential retail component at 20 to 30%.~~

Independent development of this assemblage at the requested height and density is justified by the physical separation from Land Unit G by Shields Avenue, as well its visibility and access to the Route 1 corridor. Furthermore, it is located at the intersection of two major roadways, Richmond and Kings Highways. An office building or hotel at the requested height and density, as well as the retail component contemplated, would serve the needs of the Base Realignment and Closure (BRAC) process, given the anticipated transfer of 14,000 to 19,000 Department of Defense jobs to Ft. Belvoir by September 15, 2011. As stated in the *Guide to the 2008 BRAC Area Plans Review*, the relocation of these jobs to Fairfax County and/or Alexandria may result in the need for office or hotel space to accommodate the activities generated by these jobs. The assemblage is equidistant between Fort Belvoir and the Pentagon, rendering it a logical site for lodging office or retail uses associated with DOD activities. The assemblage is also in close proximity to the recently-relocated Patent and Trademark Office. This proximity also makes the assemblage a logical location for office, lodging or retail uses associated with patent and trademark activities.

Retail uses within or near the hotel or office building contemplated would serve not only the neighborhood, but also the employees or residents of the hotel, thereby reducing vehicle trips on the adjoining transportation infrastructure. Employees of the office building or residents of the hotel would also be encouraged to use public transportation, including any shuttles operated by DOD in conjunction with defense activities, pursuant to programs or policies that might result through the rezoning process. For example, a free shuttle bus could be offered for commuters and urban shoppers, and incentives could be offered to commuters to use the Huntington Metro subway station that is within walking distance of the assemblage. In addition, the Comprehensive Plan Amendment would dictate a rezoning to eliminate the current residential component of the assemblage, thereby reducing the Institute of Traffic Engineers (ITE) vehicle per day count for residential impacts on the transportation infrastructure. Remaining adverse traffic impacts would be offset by dedications or other commitments at rezoning or site plan stage.

The anticipated timeframe for development of this project, assuming the proposed uses were approved as part of this Comprehensive Plan Amendment process, would be between three and five years, consistent with the anticipated timeframe for the relocation of DOD jobs to Fort Belvoir.

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This proposal would retain the current neighborhood-serving office and/or retail use designation for Sub-unit E-1, but would allow a slight adjustment to the boundaries of Sub-unit E-1 to include an additional 1.0-acre property to the rear of the assemblage (Tax Map 83-3-22-00-B) that is currently within Sub-unit E-2. It would also allow independent development of this assemblage of twelve (12) parcels totaling approximately 4.39 acres currently allowed only if Sub-unit E-1 is "substantially and logistically consolidated" with Sub-units E-2, E-3 and G.

Finally, it would allow additional density and height up to 1.0 FAR and 100 feet to accommodate a substantial office building and/or hotel with a retail component at 20 to 30%.

Independent development of this assemblage at the requested height and density is justified by the physical separation from Land Unit G by Shields Avenue, as well its visibility and access to the Route 1 corridor. Furthermore, it is located at the intersection of two major roadways, Richmond and Kings Highways. An office building or hotel at the requested height and density, as well as the retail component contemplated, would serve the needs of the Base Realignment and Closure (BRAC) process, given the anticipated transfer of 14,000 to 19,000 Department of Defense jobs to Ft. Belvoir by September 15, 2011. As stated in the *Guide to the 2008 BRAC Area Plans Review*, the relocation of these jobs to Fairfax County and/or Alexandria may result in the need for office or hotel space to accommodate the activities generated by these jobs. The assemblage is equidistant between Fort Belvoir and the Pentagon, rendering it a logical site for lodging office or retail uses associated with DOD activities. The assemblage is also in close proximity to the recently-relocated Patent and Trademark Office. This proximity also makes the assemblage a logical location for office, lodging or retail uses associated with patent and trademark activities.

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