

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: RICHARD F. NEEL, JR SOUTHEAST FAIRFAX DEVELOPMENT CORP.
 Address: 8850 RICHMOND HWY, SUITE 105
ALEXANDRIA, VA 22309
 Daytime Phone: 703-360-5008
 Nominator E-mail Address: INFO@SFDC.ORG
 Signature of Nominator (NOTE: There can be only one nominator per nomination):
[Signature]

THIS BOX FOR STAFF USE ONLY
 Date Received: 3/28/08
 Date Accepted: 4-10-08 CBR
 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.
PRESIDENT

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: Lee Mount Vernon
 Total number of parcels nominated: 5
 Total aggregate size of all nominated parcels (in acres and square feet): 2.57 acres 109,789 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. SEE ATTACHMENT A

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: SEE ATTACHMENT B

b. CURRENT PLAN MAP DESIGNATION: SEE ATTACHMENT B

c. CURRENT ZONING DESIGNATION: C-8

6MV
(27)



REPLACEMENT PAGE

2008
BRAC
NOMINATION FORM

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 C

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 F

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: 2.0 TOTAL Gross Square Feet: 219,578

Categories	Percent of Total FAR	Square feet
Office	92.1%	202,231
Retail	7.9%	17,347
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:			

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 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted. *SEE ATTACHMENT D*

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?

SEE ATTACHMENT E

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

Attachment A

SPECIFIC 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 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
0833 01 0070	Commonwealth of VA attn: William Bryant	5938 Richmond Highway	3975 Fair Ridge Dr., Fairfax, VA 22033	.247	
0833 01 0069	Commonwealth of VA attn: William Bryant	5928 Richmond Highway	3975 Fair Ridge Dr., Fairfax, VA 22033	.815	
0833 01 0069A	SunTrust Bank *		919 East Main St., Richmond, VA 23219	.119	
0833 01 0067A	✓ SunTrust Bank * HQ8614	5922 Richmond Highway	919 East Main St., Richmond, VA 23219	.528	
0834 01 002	Blunts Motel, Inc.	5916 Richmond Highway	5916 Richmond Highway, Alexandria, VA 22303	.810	

*(Per LARA FRITTS, SFDC)
 * CRESTAR WAS SOLD TO SUNTRUST
 EMAIL ON FILE - CBR*

North Gateway
Sub-unit A-2 CBC

Attachment B

The redevelopment of the "island" formed by Richmond Highway and Old Richmond Highway would enhance the "gateway" character of this area and should be encouraged. Consolidation of all parcels within this "island" and redevelopment of this area with neighborhood-serving retail use up to .25 FAR is recommended. Building orientation should be to Richmond Highway but access should be to Old Richmond Highway.

As an option, if Sub-unit A-2 is fully consolidated and included in a unified mixed-use development plan with Sub-unit A-1, then Sub-unit A-2 may be appropriate for mixed-use development up to 1.0 FAR. In addition to meeting the same conditions stated in the land use recommendation for Sub-unit A-1, as part of this mixed-use development, Old Richmond Highway should be vacated and access should be provided from Richmond Highway.

Attachment C

Sub-unit A-2

North Gateway CBC

The redevelopment of the "island" formed by Richmond Highway and Old Richmond Highway would enhance the "gateway" character of this area and should be encouraged. Consolidation of all parcels within this "island" and redevelopment of this area with neighborhood-serving retail use up to .25 FAR is recommended. Building orientation should be to Richmond Highway but access should be to Old Richmond Highway.

As an option, if Sub-unit A-2 is substantially consolidated and included with Sub-unit A-1 in a unified office use development plan with an emphasis on ground level retail uses up to 2.0, then Sub-unit A-2 may be appropriate for office development with an emphasis on ground level retail uses up to 2.0 FAR. In addition to meeting the same conditions stated in the land use recommendation for Sub-unit A-1, as part of this office development, Old Richmond Highway should be vacated and access should be provided from Richmond Highway.

- Deleted: fully
- Deleted: mixed-
- Deleted: with
- Deleted: Sub-unit A-1
- Deleted: mixed-use
- Deleted: development
- Deleted: I
- Deleted: mixed-use

Attachment E

PART 6: JUSTIFICATION

a. Proposal is BRAC related.

This nomination seeks to anticipate revitalization and redevelopment opportunities on Richmond Highway which may arise from the Base Realignment and Closure (BRAC) decisions to relocate about 19,000 Department of Defense jobs to Fort Belvoir by 2011. While the largest components of the BRAC relocations will be situated at the Engineer Proving Ground and elsewhere, the south post of Fort Belvoir near Richmond Highway also will experience a large increase in its daytime population. Approximately 5,500 additional jobs will be brought to south post with the new DeWitt Army Community Hospital (2,069 jobs), relocations of Army leased space (2,720 jobs), elements of the Program Executive Office for Enterprise Information Systems (480 jobs) and Missile and Space Defense Agencies (292 jobs).

Increased Defense activity at Fort Belvoir is expected to generate off-post economic activity. The extent to which government contractors will require office space near Fort Belvoir remains a matter of speculation. This nomination will permit as an option office development on a few key parcels on Richmond Highway, convenient to Fort Belvoir, in the event the market finds sufficient demand from contractors for such space.

b. Serves Fort Belvoir and surrounding area.

Richmond Highway is the primary entry point for the south post of Fort Belvoir. As a commercial corridor, the highway provides access to services, retail shopping and dining for the population both on the post and in the surrounding southeastern Fairfax communities. With an eye toward accommodating the future office space needs of contractors seeking to be close to their accounts at Fort Belvoir, this nomination will permit development of office and support retail on a few key highway parcels. Expanding the daytime office population on Richmond Highway is essential to the long-term economic health of the corridor. Today's very limited Class-A offices inventory on Richmond Highway is insufficient to support the range of restaurant and other retail opportunities desired by the community. This nomination also will aid in Fairfax County's important fiscal goal to expand its commercial tax base, which currently accounts for only 19 percent of the County's total real estate assessment base.

c. Fulfills BRAC-created needs.

The BRAC directives will be shifting concentrations of Defense-related employment within the region to southeast Fairfax where the existing inventory of office space is minimal. This nomination will permit as an option office development on a few key parcels on Richmond Highway, convenient to Fort Belvoir, in the event the market finds sufficient demand from contractors for such space.

d. Addresses transportation networks impacted by anticipated changes.

Impacts on the region's transportation networks can be lessened somewhat by the development of new office and retail in proximity to Fort Belvoir. If government contractors have offices close to the Defense agencies with which they work, those contractors will be traveling less frequently on regional transportation networks to service their accounts.

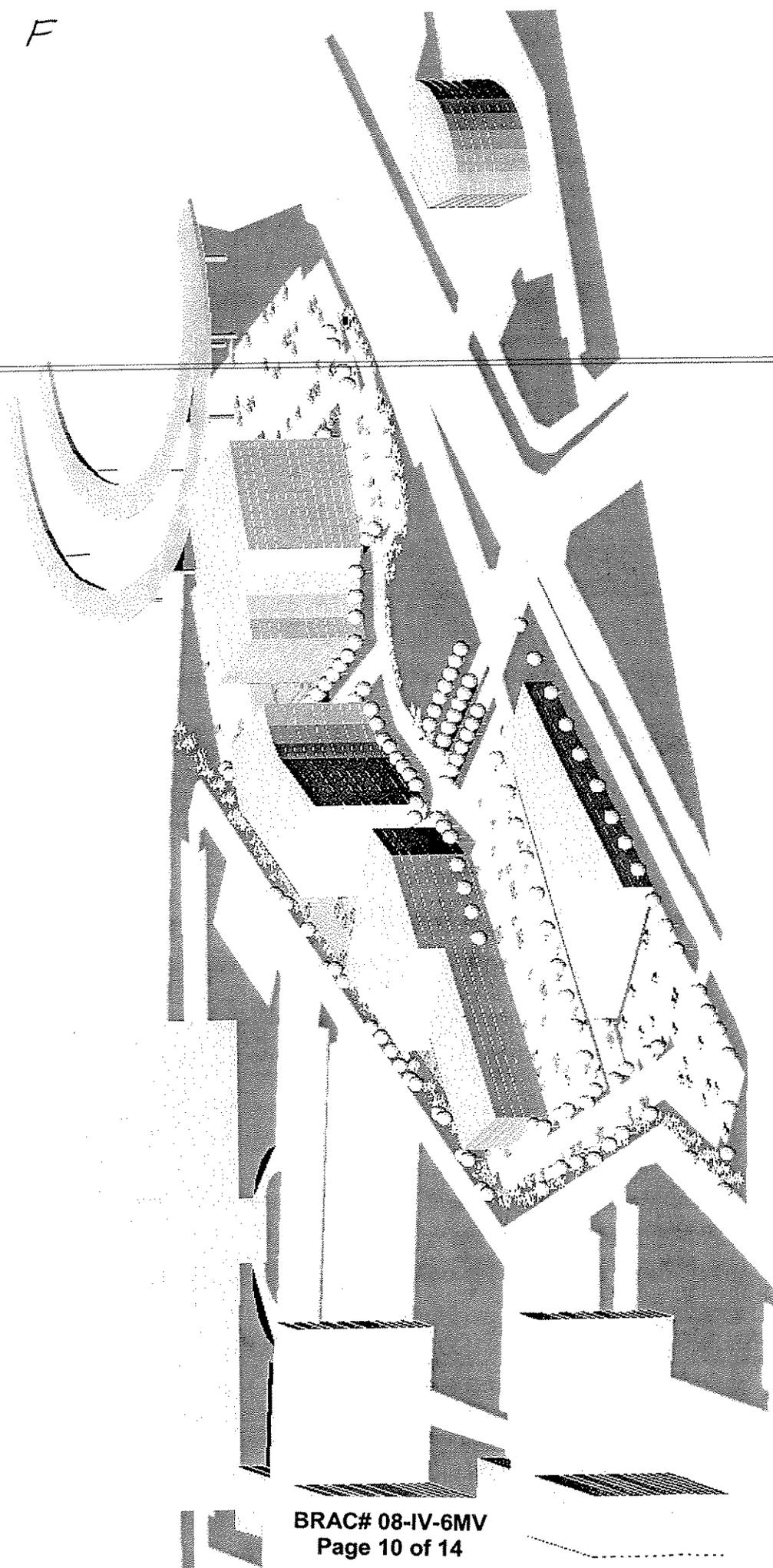
e. Offsets adverse impacts that might be created.

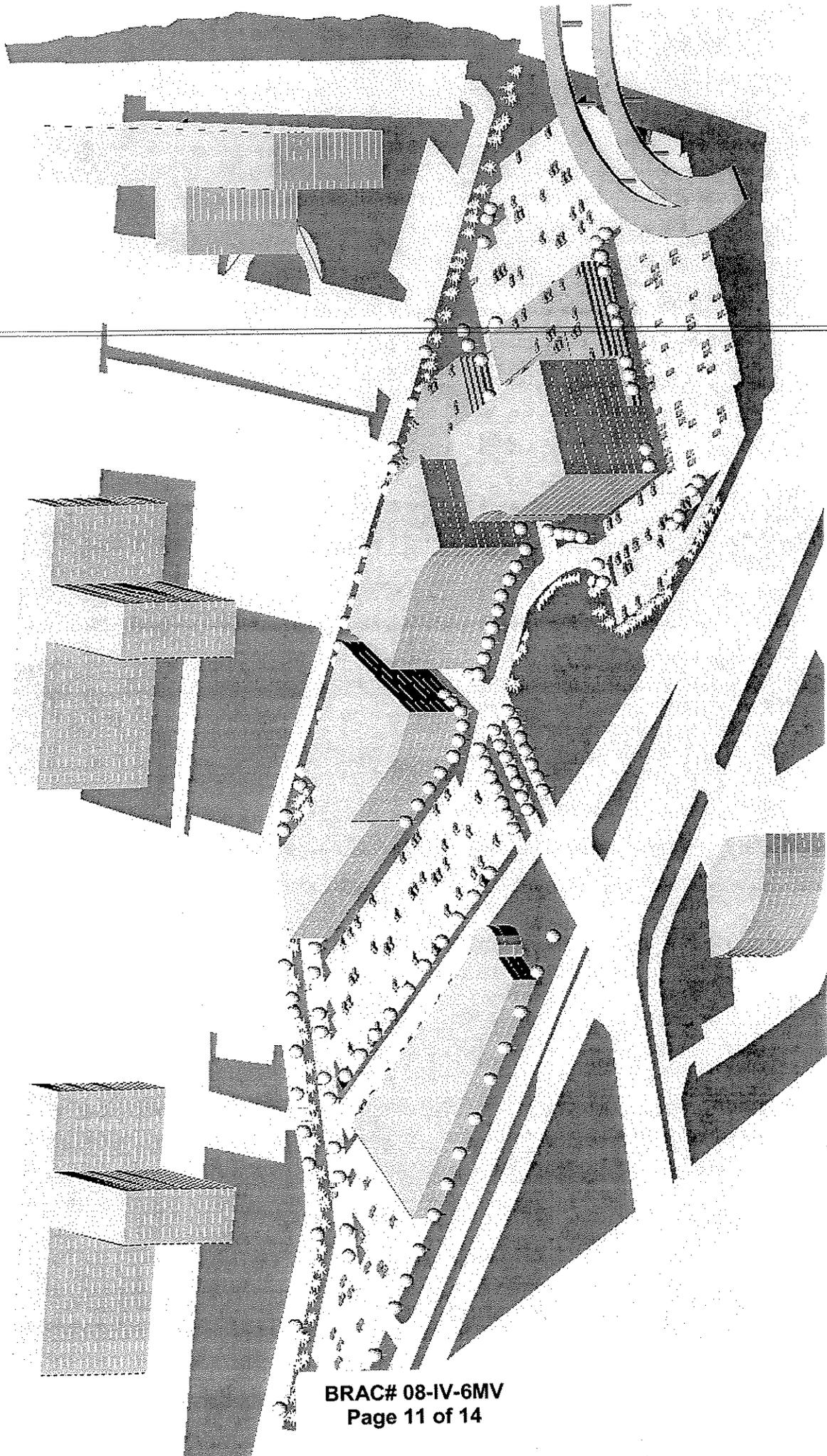
Transportation impacts are of genuine concern for any significant development. In this case, the nominated parcels are immediately adjacent to the Capital Beltway interchange with U.S. Route 1, now under reconstruction as part of the \$2.4 billion Woodrow Wilson Bridge project. The \$605 million budgeted for the Route 1 interchange segment will provide 36 lane miles of roadway improvements, 23 vehicular bridges and two pedestrian/bicycle bridges. The project's widening of Route 1 from Franklin Street in Alexandria to Huntington Avenue in Fairfax County and intersection improvements at Fort Hunt Road and Huntington Avenue will result in substantial improvements to traffic flows by the completion date expected in June 2009. The nominated parcels also are less than one mile from the Huntington Metrorail Station and situated on a highway corridor that boasts enhanced bus service (Richmond Highway Express, Fairfax Connector and Metrobus). These existing transit options will allow for creative transportation demand management initiatives (e.g., shuttle bus service, Metro subsidies for employees and vanpool and carpool matching services) to minimize transportation impacts should redevelopment occur as a result of a revised Comprehensive Plan.

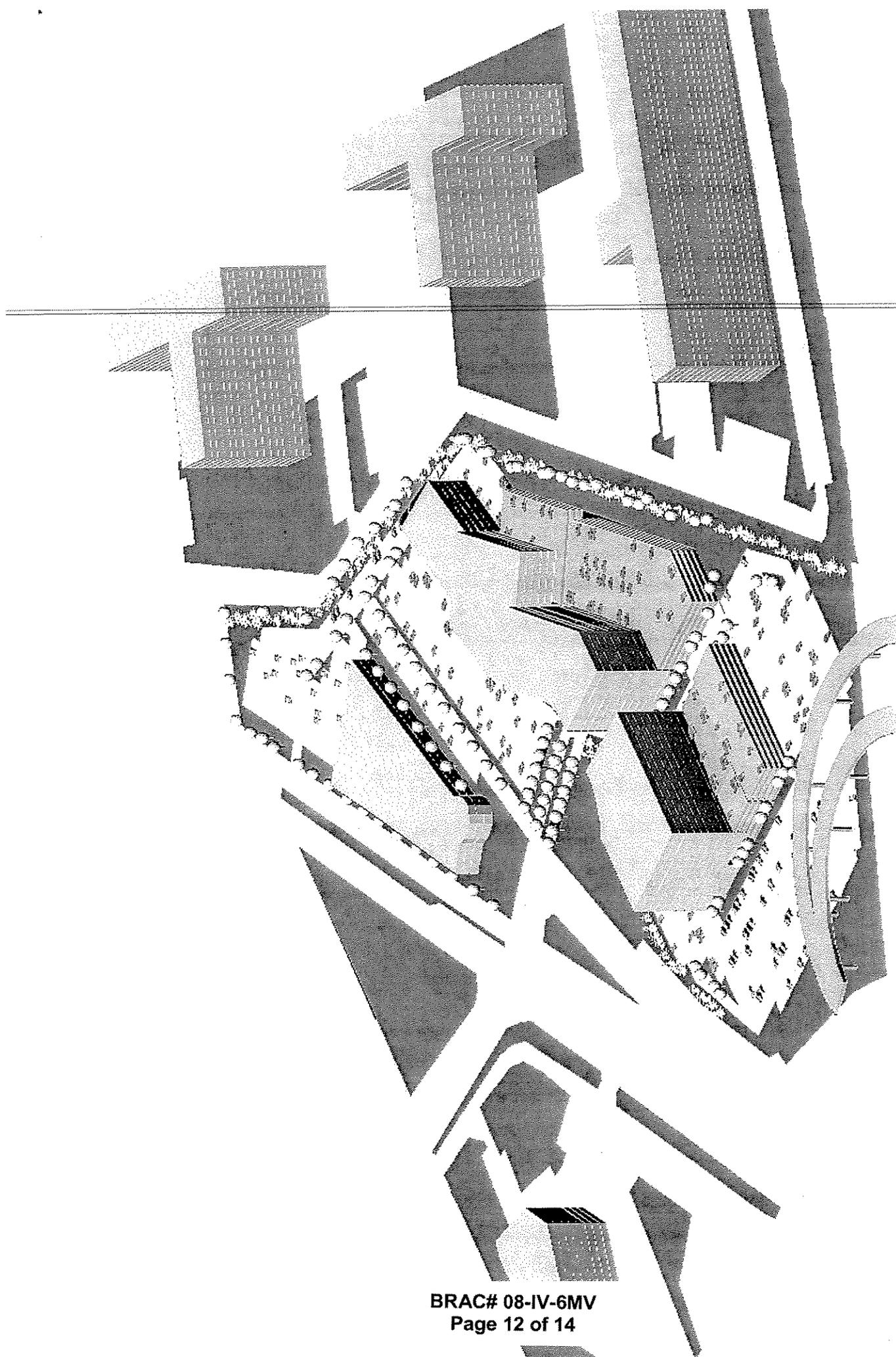
Environmental impacts deserve close attention in light of the proximity of environmentally sensitive areas to the nominated parcels. One of the important benefits of a redevelopment project, as proposed here, is the opportunity to implement the latest standards in storm water management and to provide ample open space in a well designed new development. The existing conditions of some of the older commercial developments involved here, with significant impervious surfaces and minimal open space, contribute to the degraded conditions in nearby environmental quality corridors.

f. Anticipated timeframe for development.

Office development at North Gateway will be dependant on market conditions and likely will occur in phases. An October 2005 Urban Land Institute Technical Assistance Panel Report on Richmond Highway described North Gateway as "a natural extension of both Carlyle and Eisenhower Valley," the successful concentration of new Class-A office in the City of Alexandria. The ULI panel estimated that "within three to five years [North Gateway] will be able to support the development of high-rise office space" and recommended for this location "high floor/area ratios (FARS) of up to 3.0 or 4.0."







SFDC APR Nominations

Northern Gateway parcels West side Richmond Highway

	area		parking required	parking provided
total parcels combined =	666,122 sq ft			
total leasable area =	788,580 sq ft	office space =	683,610 sq ft	1,777
total office garage area =	433,995 sq ft	retail space =	104,970 sq ft	451
total retail garage area =	23,300 sq ft	total =	788,580 sq ft	2,228
total buildout area =	1,245,875 sq ft			1,952

total open space =	192,870 sq ft	surface parking provided =	1,301
total gross area =	1,438,745 sq ft	garage parking provided =	651
		total parking provided =	1,952

office % to total gross =	77.7%
retail % to total gross =	8.9%
open space % to total gross =	13.4%

open space as % of lot area = 29.0%

Floor Area Ratio = 1.9

Northern Gateway parcels West side Richmond Highway, (vacate portion of Old Richmond Highway)

	area		parking required	parking provided
total parcels combined =	832,472 sq ft			
total leasable area =	932,030 sq ft	office area =	818,670 sq ft	2,129
total garage area =	576,181 sq ft	retail =	113,360 sq ft	487
total buildout area =	1,508,211 sq ft	total =	932,030 sq ft	2,616

total open space =	193,143 sq ft	surface parking provided =	918
total gross area =	1,701,354 sq ft	garage parking provided =	1,541
		total parking provided =	2,459

office % to total gross =	82.0%
retail % to total gross =	6.7%
open space % to total gross =	11.4%

open space as % of lot area = 23.2%

Floor Area Ratio = 1.8

Klibaner, Aaron K.

From: Gardner, Marianne
Sent: Friday, April 25, 2008 3:47 PM
To: Klibaner, Aaron K.
Subject: FW: North Gateway
Attachments: APR Changes 001.jpg; APR Changes 002.jpg

Hi Aaron: I believe
6MV is #1 (was 27)
8MV is #2 (was 28)
Come see me if you need to

From: Lara L. Fritts [mailto:lara.fritts@sfdc.org]
Sent: Friday, April 25, 2008 2:55 PM
To: Gardner, Marianne
Subject: North Gateway

Hi Marianne,

Okay, so Rick and I have talked and here's what we'd like to do – we'd like to replace a couple of pages on the nomination form – and NIX Attachment G. Please find attached the changes. Call with any questions! Please let me know you got this too!

Lara L. Fritts

Executive Director
8850 Richmond Highway, Suite 105
Alexandria, VA 22309
703.360.5008
www.sfdc.org ← Check out our website and sign up for free email updates at www.sfdc.org!