APR
Area Plans Review

BRAC# 08-IV-6S

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: Steven W. Schmitz Daytime Phone: 703-542-7575

Address: Salmon River Partners, LLC, c/o Steven W. Schmitz
42866 DeLeon Drive, Ashburn, VA 20148

Nominator E-mail Address: steven.schmitz@bsellc.com

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

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.
Steven Schmitz, Managing Member of Salmon River Partners, LLC

THIS BOX FOR STAFF USE ONLY
Date Received: 3/28/08
Date Accepted: 4-10-08 CBA
Planning District:
Special Area:

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☐ Lee ☒ Mount Vernon

Total number of parcels nominated: 10

Total aggregate size of all nominated parcels (in acres and square feet): 21 acres 914,760 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: I-95 Corridor Industrial Area, Land Unit B. ~~No specific plan guidance text for these properties.~~ Continued industrial uses up to .50 FAR is planned for this area.

b. CURRENT PLAN MAP DESIGNATION: Industrial Uses

c. CURRENT ZONING DESIGNATION: I-5, General Industrial District, Natural Resource Overlay

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 for proposed text.

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?) Four to six vertically integrated office and retail buildings at a maximum height of 200'. Surface and structured parking will be provided for the development.

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: 1.2 TOTAL Gross Square Feet: 1,097,712

Categories	Percent of Total FAR	Square feet
Office	95%	1,042,826.40
Retail	5%	54,885.60
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	1,097,712

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)			
TOTAL:			

Continued

I-95 CORRIDOR INDUSTRIAL AREA
SPRINGFIELD PLANNING DISTRICT
COMPREHENSIVE PLAN AMENDMENT STATEMENT OF JUSTIFICATION

I. INTRODUCTION AND PROJECT OVERVIEW

Salmon River Partners, LLC (the "Nominator") is the contract purchaser of ten properties on Yarnwood Court in the Mount Vernon District of Fairfax County, more particularly identified on the Fairfax County Tax Map as 99-1 ((7)) 2A, 2B, 3, 4A, 4B, 5, 6, 7A, 7B, and 8 (collectively, the "Property"). The Property is bounded by the Engineering Proving Grounds ("EPG site") to the north and east, Fullerton Road to the south, and industrial zoned land to the west. The Property is currently zoned I-5, General Industrial District, under the Fairfax County Zoning Ordinance. Warehouses and flex-industrial buildings containing auto repair shops, delicatessens, distribution facilities, and other industrial services occupy the Property.

The Property is located within the I-95 Corridor Industrial Area in the Springfield Planning District of the Comprehensive Plan. Specifically, the Property is located within Land Unit B of the I-95 Corridor Industrial Area and is designated for industrial uses on the Plan Map at up to a 0.5 FAR.

The Nominator requests approval of a Comprehensive Plan Amendment to provide office and retail uses up to 1.2 FAR as an option on the Property. The Nominator's objective is to provide a proximate location for contractors and support services to the National Geospatial Intelligence Agency ("NGA") at the EPG site.

II. COMPREHENSIVE PLAN AMENDMENT

The Nominator seeks approval of a Comprehensive Plan Amendment to permit an option for office and retail uses up to 1.0 FAR on the Property to meet the County's objective for BRAC. The County's overall objective is to permit appropriate commercial and retail development in close proximity to the EPG site and Fort Belvoir to mitigate the impacts created by the BRAC relocation to Fairfax County. The current plan designation for the I-95 Industrial Corridor Area is for industrial uses up to a .5 FAR. The Plan designation does not include office or retail uses for this area.

The NGA is required to relocate 8,500 defense jobs to a 2.4 million sq. ft. facility on the EPG site by September 2011. Support contractors (such as BAE Systems, ESRI, Raytheon Company, SAIC, Boeing Company, etc., all of whom currently support NGA activities) also are expected to relocate to the area to remain in close proximity to NGA at its new location. Several public and private studies project roughly a 2:1 to a 3:1 relationship in the number of spin-off/support contractor jobs to NGA employees. Accordingly, the Nominator assumes 17,000 to 25,500 contractor jobs will be created/moved with the relocation of NGA to the EPG site. Assuming each contractor employee requires 255 sq. ft. of office space, which is consistent with similar contractor requirements elsewhere in the region, approximately 4,335,000 to 6,502,500 sq. ft. of office space will be necessary to house contractors and support services to serve NGA.

The I-95 Industrial Corridor Area is approximately 10 square miles and presently contains approximately 400,000 square feet of office uses developed under the I-5 (or similar)

zoning district. Although the I-95 Industrial Corridor Area can develop with an additional 18.5 million sq. ft. of by-right office under the existing zoning, such development, given the maximum 0.5 FAR, would be dispersed over the entire 10 square miles of the I-95 Industrial Corridor Area and not proximate to NGA. This would result in low-density, sprawling office parks offering minimal support services (such services are very restricted in industrial zoning districts). It also has the strong potential to negatively impact the area's transportation network. This is not the type of development the County envisions to mitigate BRAC's impacts; nor does it likely serve the needs of NGA and its contractors (and their employees).

By contrast, the Property that is the subject of this nomination directly abuts the EPG site and is the principal gateway along the proposed Fairfax County Parkway extension to the EPG site. The Parkway extension is expected to be completed by early 2011. At that time, the Property will have nearly direct access to both I-95 (north/south) and the Parkway (east/west), as well as easy access to nearby Fort Belvior, which is expected to house tens of thousands of new jobs requiring contractor and support services. Concentrating higher density, mixed use development in Class A buildings immediately adjacent to the EPG site and in close proximity to the Fort Belvior post should help reduce demand for by right redevelopment at locations elsewhere in the I-95 Industrial Corridor that are much less proximate to the EPG and Fort Belvior sites. It also would help stabilize the potential loss of industrial property needed to serve Fairfax County's diverse economy.

Under the Nominator's proposal, the Property could develop as a commercial mixed-use development with office and retail uses totaling up to 1,097,712 sq. ft. The Nominator anticipates developing a phased, a vertically-integrated mixed use development containing Class A office space spread across up to four (4) to six (6) buildings and including support retail services of up to 5% of the total square footage. The first building is expected to be completed by 2012, with the additional buildings completed based on market demand as NGA's contractors transition from other leased or owned locations elsewhere. Assuming full build out, the Property could house approximately 4,305 of the 17,000 to 25,000 contractor and support service jobs anticipated to meet either NGA's or the Army's initial demands.

The development would be oriented toward Fullerton Road and the EPG site to ensure maximum visibility and relationship to the NGA activities. Parking initially would be provided in surface lots, with a transition to structured parking over time. Pedestrian and vehicular circulation would be designed to facilitate immediate or long term connections to adjacent parcels. Quality urban design standards, such as sidewalks and street trees, would be used to enhance the development's integration and attractiveness.

Approval of the subject nomination also will facilitate the redevelopment of existing, blighted (and, in one case, fire-damaged) warehouse uses that are or soon will be inappropriate given the Property's gateway location following completion of the Fairfax County Parkway extension. Indeed, the auto body shops, reclamation facilities and similar uses that currently occupy the Property's single-story buildings stand in stark contrast to the Class A office uses the County envisions are necessary to support the NGA and other BRAC relocations.

FAIRFAX COUNTY, VIRGINIA
2008 BRAC AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

Nomination Attachment
Proposed Comprehensive Plan Text

Plan Map Designation to Change: Office

I-95 CORRIDOR INDUSTRIAL AREA-Springfield Planning District

RECOMMENDATIONS

Land Use

Add a new paragraph to read as follows:

Parcels 99-1((7)), 2A, 2B, 3, 4A, 4B, 5, 6, 7A, 7B, and 8, which are located north of Fullerton Road and south and west of the Engineering Proving Grounds are planned for industrial uses at .50 FAR. As an option, the properties may be appropriate for office and retail uses up to 1.2 FAR under the following conditions:

- Substantial consolidation totaling at least 5 acres;
- Retail use may not exceed 5 percent of the total gross floor area for the development. Free-standing retail buildings are prohibited.
- Office uses should be oriented toward the planned Fairfax County Parkway and Fullerton Road to provide high visibility along this gateway corridor.
- Building heights shall be limited to 200 feet.
- Appropriate screening should be provided between the development and adjacent industrial uses.
- The opportunity for interparcel access to Tax Map 99-1((4)), Parcel A should be provided to minimize curb cuts on Fullerton Road.
- Structured parking is encouraged once development exceeds the baseline recommendation of 0.5 FAR. Structured parking along the frontage on Fullerton Road is discouraged and, if provided, shall be treated to minimize visual impacts.
- Pedestrian walkways should be provided in a manner to promote safe movement throughout the development and with adjacent properties.

357057 v3/RE

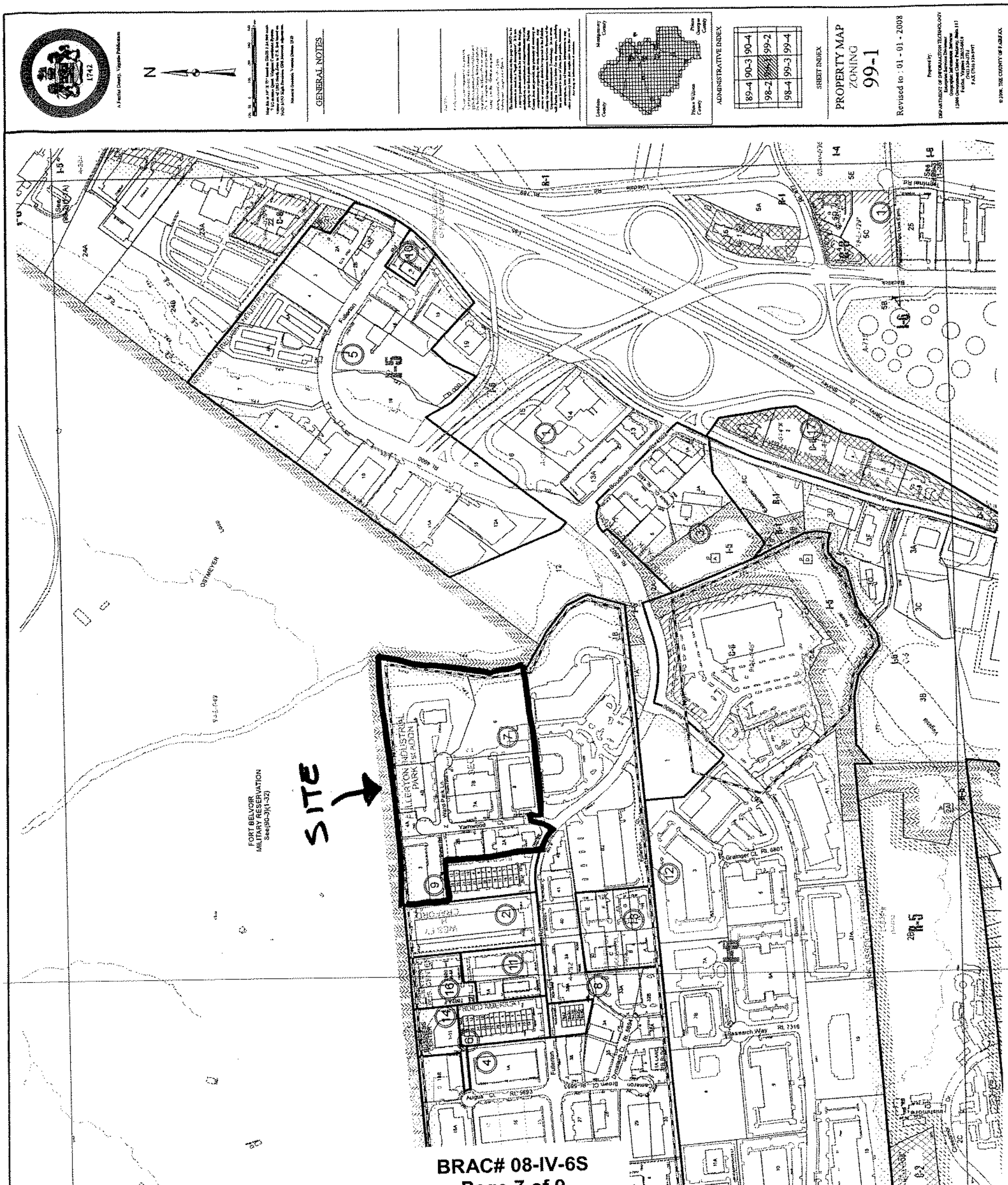
PROPERTY INFORMATION TABLE

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
99-1 ((7)), Parcel 2A	R and M Ventures LLC	7500 Fullerton Road	8004 Alban Road, Springfield, VA 22150	1.16	7007 0710 0002 1605 9450
99-1 ((7)), Parcel 2B	Lan S. Wu and So K. Au	7906 Yarnwood Court	7906 Yarnwood Court, Springfield, VA 22153	0.88	7007 0710 0002 1605 9467
99-1 ((7)), Parcel 3	Builders Floor Service, Inc.	7904 Yarnwood Court	7904 Yarnwood Court, Springfield, VA 22153	2.30	7007 0710 0002 1605 9474
99-1 ((7)), Parcel 4A	Son V. Huynh and Minh N. Le	7903 Yarnwood Court	7952 Crepe Myrtle Court Lorton, VA 22079	0.37	7007 0710 0002 1605 9481
99-1 ((7)), Parcel 4B	Breton LLC	7398 Ward Park Lane	7949 Twist Lane, Springfield, VA 22153	1.76	7007 0710 0002 1605 9498
99-1 ((7)), Parcel 5	Breton LLC	7396-A Ward Park Lane	7949 Twist Lane, Springfield, VA 22153	6.05	7007 0710 0002 1605 9498
99-1 ((7)), Parcel 6	Ward Park Joint Venture	7397 Ward Park Lane	7238 Fullerton Road, Springfield, VA 22150	4.11	7007 0710 0002 1605 9504
99-1 ((7)), Parcel 7A	Mann Realty Inc.	7907 Yarnwood Court	7907 Yarnwood Court, Springfield, VA 22153	1.12	7007 0710 0002 1605 9511
99-1 ((7)), Parcel 7B	Pennock Co.	7399 Ward Park Lane	3601 Island Avenue, Philadelphia, PA 19153	1.41	7007 0710 0002 1605 9528
99-1 ((7)), Parcel 8	Breton LLC	7901 Yarnwood Court	7949 Twist Lane, Springfield, VA 22153	1.82	7007 0710 0002 1605 9498

357365 v1/RE



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Cerdeira, Lilian

From: Van Allen, Cheryl L.
Sent: Friday, April 25, 2008 2:57 PM
To: Cerdeira, Lilian
Subject: FW: BRAC APR Nomination; PC 2008-019; Response Requested

that takes care of 019...

From: Steven W. Schmitz [mailto:steven.schmitz@bsellc.com]
Sent: Friday, April 25, 2008 2:54 PM
To: Van Allen, Cheryl L.; Mark C. Looney
Cc: Mark C. Looney; Rogers, Jason; Jeff Snow
Subject: RE: BRAC APR Nomination; PC 2008-019; Response Requested

Dear Ms VanAllen,

Your proposed changes are acceptable to us.

Thank you for your assistance.

Steven Schmitz

From: Van Allen, Cheryl L. [mailto:Cheryl.VanAllen@fairfaxcounty.gov]
Sent: Tuesday, April 22, 2008 10:39 AM
To: steven.schmitz@bsellc.com
Subject: RE: BRAC APR Nomination; PC 2008-019; Response Requested

Steven W. Schmitz
Salmon River Partners, LLC
42866 DeLeon Drive
Ashburn, VA 20148

RE: BRAC APR Nomination; PC 2008-019

Dear Mr. Schmitz:
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-2008-019 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 concern:

- Part 4a of the nomination form asks for the Comprehensive Plan Text, to which you indicated "I-95 Corridor Industrial Area, Land Unit B, no specific plan guidance text for these properties." Parcels that have no specific reference follow the guidance of the Land Unit. Land Unit B states the following: "Continued industrial use up to .50 FAR is planned for this area." Therefore, I intend to correct the nomination to include "Continued industrial use up to .50 FAR is planned for this area." in part 4a. Please let me know if you agree to this change.

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 Cheryl.vanAllen@fairfaxcounty.gov

Sincerely,

Cheryl van Allen
Fairfax County Department of Planning & Zoning
12055 Government Center Pkwy., Suite 730
Fairfax, VA 22035
703.324.1288
(fax) 703-324-3056

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Spam
Not spam
Forget previous vote