

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: Robert A. Wiles Daytime Phone: 703-683-1221
 Address: 112 South Royal Street, Suite - F
Alexandria VA 22314
 Nominator E-mail Address: WILESCO@VERIZON.NET

THIS BOX FOR STAFF USE ONLY	
Date Received:	<u>3/26/08</u>
Date Accepted:	<u>4/2/08 AAH</u>
Planning District:	_____
Special Area:	_____

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

Robert A. Wiles

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.)

[Signature]

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

N/A

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: Lee Mount Vernon

Total number of parcels nominated: 6

Total aggregate size of all nominated parcels (in acres and square feet): _____ acres _____ 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: Penn Daw Community Business Center

b. CURRENT PLAN MAP DESIGNATION: hard Unit H1 (Area IV, Page 35)
 c. CURRENT ZONING DESIGNATION: R-4 and C-5

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). C-8, without

full lot consolidation with School Street properties

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?)

Limited service hotel, community retail

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: .50 TOTAL Gross Square Feet: 73,717 square feet

Categories	Percent of Total FAR	Square feet
Office <u>Hotel</u>	<u>90%</u>	<u>66,345</u>
Retail	<u>10%</u>	<u>7,372</u>
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	73,717

*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:			

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
83-3-11-0003	George W. Spier	2804 King Street	3649 Wheeler Avenue Alex, VA 22304	28,000 sq ft	<i>[Signature]</i>
" 0004	"	2708 "		"	<i>[Signature]</i>
" 0005	"	2800 "		"	<i>[Signature]</i>
" 0006	"	2804 "		"	<i>[Signature]</i>
83-3-04-A-0002	"	6200 No Kings Hwy		36,728	<i>[Signature]</i>
83-3-11-	"	6210 "		30,707 sq ft	<i>[Signature]</i>
					<i>[Signature]</i>
				147,435 sq ft	Ac, + / -

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
83-3-11-0003	Gregory W. Spicer	2704 Lees Street	36049 Wheeler Avenue Alex, VA 22304	29,000P	Agnes H. Spicer
" 0004	"	2708 "		"	Agnes H. Spicer
" 0005	"	2800 "		"	Agnes H. Spicer
" 0006	"	2804 "		"	Agnes H. Spicer
83-3-04-A	.	6200 The Lees Hwy		36,128	Agnes H. Spicer
83-3-11-0002	"	6210 " " "		30,707P	Agnes H. Spicer
				147,435 P, of 3,385	Ac, +

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

PART 6: JUSTIFICATION

A/ ANSWER: Because this property is located along the Richmond Highway corridor and the planned King's Crossing Town Center initiative.

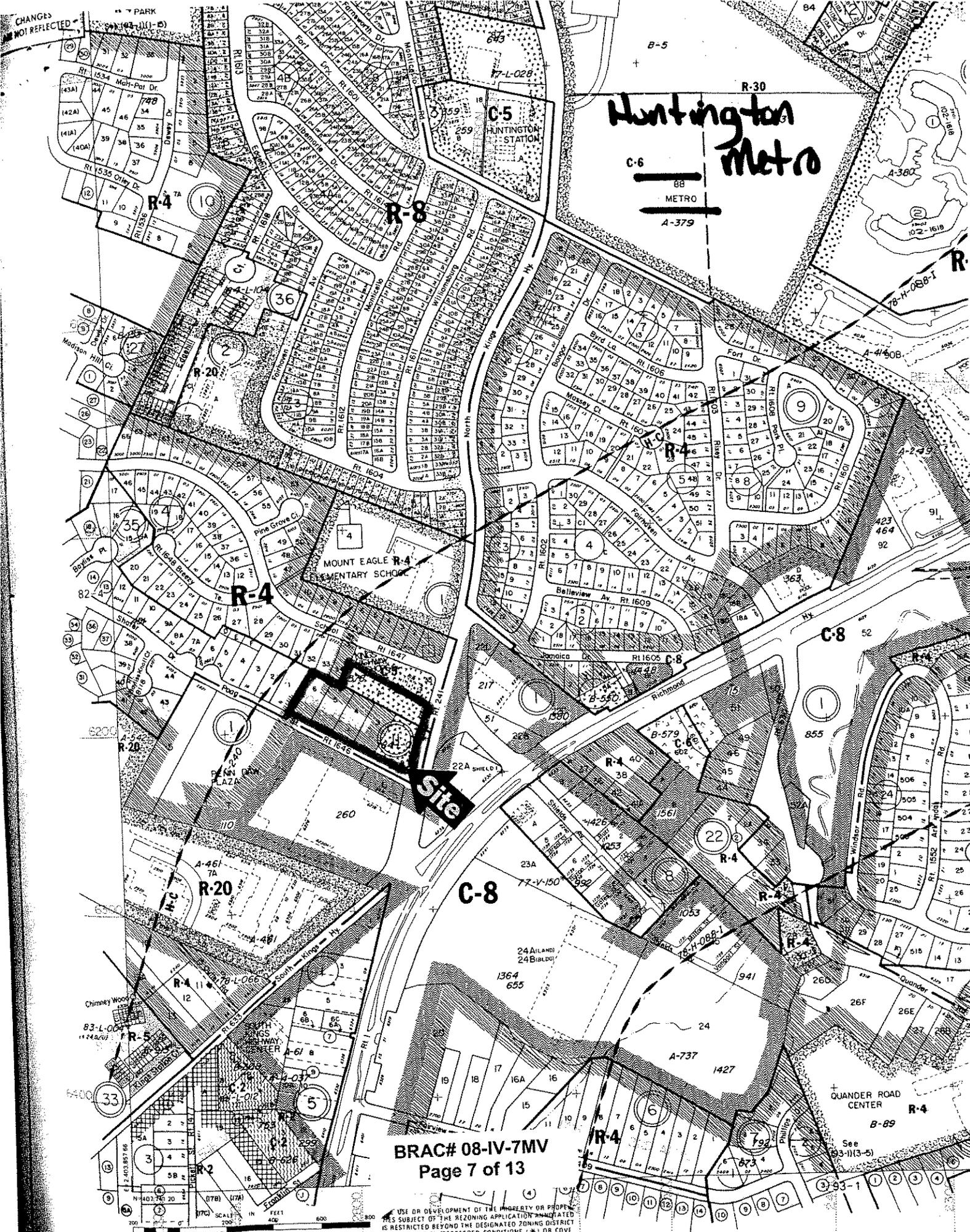
B/ ANSWER: By providing a limited service hotel facility near the Huntington Metro Station for Fort Belvoir employees, relatives, friends, visitors to the nation's capital.

C/ ANSWER: By being located within three blocks of a Metro station, automobile use will be reduced.

D/ ANSWER: By helping to reduce the use of automobiles in an already congested area.

E/ ANSWER: No adverse impacts are anticipated with this proposal, especially when compared with the status quo of this property.

F/ ANSWER: Within one year of approval.



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USE OR DEVELOPMENT OF THE PROPERTY OR PROJECTS SUBJECT OF THIS REZONING APPLICATION ANNEXED IS RESTRICTED BEYOND THE DESIGNATED ZONING DISTRICT REGULATIONS BY PROFFERED CONDITIONS (*) OR COVENANTS (*). A COMPLETE EXPLANATION IS PROVIDED ON PAGE 1 OF THE OFFICIAL ZONING MAP.

Lai, Jennifer C.

From: WILESCO@VERIZON.NET
Sent: Wednesday, April 16, 2008 4:35 PM
To: Lai, Jennifer C.
Subject: RE: Clarification on BRAC APR nomination

Dear Jennifer:

The number of rooms would be 100. The retail component would be community retail, ie., dry cleaner (drop off only), community restaurant, retail shop, etc.

Thank you. Bob Wiles.

-----Original Message-----

From: Lai, Jennifer C. [mailto:Jennifer.Lai@fairfaxcounty.gov]
Sent: Wednesday, April 16, 2008 12:22 PM
To: wilesco@verizon.net
Subject: Clarification on BRAC APR nomination

Mr. Wiles,

Thank you again for responding to my request for clarification sent via e-mail on April 10. Per our conversation this morning, please provide information regarding the number of proposed hotel rooms and include a description of the retail use. This request is in reference to item 3 in the e-mail sent on April 10 (see attached e-mail below). As we discussed this morning, nominators cannot amend their original proposals. If you no longer want to include hotel use in your proposal, you have the option of withdrawing your nomination.

If possible, please e-mail me your response so we can process your nomination as quickly as possible. Please free to e-mail or call me if you have questions.

Thank you,
Jennifer

Jennifer Lai
Planning Division, Suite 730
Fairfax County Department of Planning and Zoning
Herrity Building, 12055 Government Center Parkway
Fairfax, VA 22035
jennifer.lai@fairfaxcounty.gov
703.324.1356 | phone
703.324.3056 | fax

From: Lai, Jennifer C. [mailto:Jennifer.Lai@fairfaxcounty.gov]
Sent: Thursday, April 10, 2008 9:38 AM
To: wilesco@verizon.net
Subject: BRAC APR Nomination; Map 83-3 ((11)) 2, 3, 4, 5, 6; and 83-3 ((4)) A

Robert A. Wiles, President
Robt. A. Wiles and Company, Inc.
112 South Royal Street, Suite F

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4/16/2008

Alexandria, Virginia 22314
wilesco@verizon.net
BRAC APR Nomination; Map 83-3 ((11)) 2, 3, 4, 5, 6; and 83-3 ((4)) A

Dear Mr. Wiles:

The purpose of this e-mail is to formally advise you that the above referenced BRAC APR Nomination has received by the Department of Planning and Zoning. This nomination has been assigned a temporary processing number of **PC-2008-BRAC-007**. I have reviewed the nomination as to its compliance with the submission requirements of Parts 4 and 6 as set forth in the *Guide to the 2008 BRAC Area Plans Review* and have listed items for you to address:

- Please write out the current Comprehensive Plan text for Part 4: Current and Proposed Comprehensive Plan and Zoning Designations: Section A.
- A C-8 zoning designation is not a valid Comprehensive Plan designation. Please provide a different description for the proposed Comprehensive Plan designation found in Part 4: Current and Proposed Comprehensive Plan and Zoning Designations: Section D. This text can include the proposed land use category (refer to the table under Section G) and FAR.
- **Please indicate the number of rooms for the proposed limited-service hotel and include a description of the proposed retail use.**

This information should be provided to the Department of Planning and Zoning by Thursday, April 24. Failure to do so 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 Parts 4 and 6 of the *Guide*. Please address your response or questions to me at jennifer.lai@fairfaxcounty.gov.

Thank you,
Jennifer Lai

Planning Division, Suite 730
Fairfax County Department of Planning and Zoning
Herrity Building, 12055 Government Center Parkway
Fairfax, VA 22035
jennifer.lai@fairfaxcounty.gov
703.324.1356 | phone
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4/16/2008

ROBERT WILES

From: on behalf of ROBERT A. WILES (WILESCO@VERIZON.NET)
To: Lai, Jennifer C.
Subject: RE: BRAC APR Nomination; Map 83-3 ((11)) 2, 3, 4, 5, 6; and 83-3 ((4)) A

Dear Jennifer:

Thank you for your time today by telephone to clarify the issues I need to address here.

I have copied the text for Land Unit H which addresses the current Comprehensive Plan language for the subject property. I will mail this reply plus the Land Unit H language to your address.

As to Bullet #2 in your email, the owner, Mr. and Mrs. Spicer, would like to designate their property for retail use, or for a mixed use of retail and perhaps limited service hotel. They would like to suggest a .5 FAR for either designated use.

As to Bullet #3 in your email, as I indicated to you this morning, the Spicers are getting significant interest from Combined Properties, Inc. for their property. Combined is the long-time owner of the Shopper's Food Shopping Center immediately south and adjacent to the subject property. In fact, Poag Street is the northern access street to the shopping center as well as the subject property. Combined has interest in expanding their current retail operations in some manner on the subject property.

I hope these answers are sufficient for your purposes. If they are not, please contact me, and I will make the appropriate amendments.

Thank you, again. Bob Wiles.

-----Original Message-----

From: Lai, Jennifer C. [mailto:Jennifer.Lai@fairfaxcounty.gov]
Sent: Thursday, April 10, 2008 9:38 AM
To: wilesco@verizon.net
Subject: BRAC APR Nomination; Map 83-3 ((11)) 2, 3, 4, 5, 6; and 83-3 ((4)) A

Robert A. Wiles, President
Robt. A. Wiles and Company, Inc.
112 South Royal Street, Suite F
Alexandria, Virginia 22314
wilesco@verizon.net
BRAC APR Nomination; Map 83-3 ((11)) 2, 3, 4, 5, 6; and 83-3 ((4)) A

Dear Mr. Wiles:

BRAC# 08-IV-7MV
Page 10 of 13

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- Please indicate the number of rooms for the proposed limited-service hotel and include a description of the proposed retail use.

This information should be provided to the Department of Planning and Zoning by Thursday, April 24. Failure to do so 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 Parts 4 and 6 of the *Guide*. Please address your response or questions to me at jennifer.lai@fairfaxcounty.gov.

Thank you,
Jennifer Lai

Planning Division, Suite 730
Fairfax County Department of Planning and Zoning
Herrity Building, 12055 Government Center Parkway
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4/11/2008

The purpose of this e-mail is to formally advise you that the above referenced BRAC APR Nomination has received by the Department of Planning and Zoning. This nomination has been assigned a temporary processing number of **PC-2008-BRAC-007**. I have reviewed the nomination as to its compliance with the submission requirements of Parts 4 and 6 as set forth in the *Guide to the 2008 BRAC Area Plans Review* and have listed items for you to address:

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This information should be provided to the Department of Planning and Zoning by Thursday, April 24. Failure to do so will cause the nomination to be rejected.

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Thank you,
Jennifer Lai

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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