



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 SOUTHEAST FAIRFAX
 Name: RICHARD F. NEEL, JR. DEVELOPMENT CORP. Daytime Phone: 703.360.5006
 Address: 8850 RICHMOND HWY SUITE 105
ALEXANDRIA VA 22309
 Nominator E-mail Address: INFO@SPDC.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 CLK
 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: 4

Total aggregate size of all nominated parcels (in acres and square feet): 15.29 acres 666,122 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

028 - BMV



REPLACEMENT PARK

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: [X] Office [X] Retail [] Gov/Institutional [] Industrial [] Open Space [] Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: 2.0 TOTAL Gross Square Feet: 1,332,244

Table with 3 columns: Categories, Percent of Total FAR, Square feet. Rows include Office (92.1%, 1,227,274), Retail (7.9%, 104,970), and a TOTAL row (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):

- List of density ranges: .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)

Table titled 'Residential Unit Types' with columns: Unit Type, Number of Units, Unit Size (sq ft), Total Square Feet. Rows include Single Family Detached, Townhouse, Low-Rise Multifamily (1-4 stories), Mid-Rise Multifamily (5-8 stories), High-Rise Multifamily (9+ stories), and a TOTAL row.

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
0832 01 0002A	The Collins Alexandria	1800 Old Richmond Hwy	PO Box 187, Dowell, MD 20629	6.24	
0832 01 0002B	Hunting Creek LLC	5904 Richmond Hwy	3263 Juniper Ln., Falls Church, VA 22044	2.53	
0832 01 0002C	Ourisman Dodge, Inc.	5900 Richmond Hwy	5900 Richmond Hwy, Alexandria, VA 22303	5.16	
0834 01 0001	A&Y Properties LLC	5902 Richmond Hwy	5635 South Van Dorn St., Alexandria, VA 22310	1.36	

Attachment B

Sub-unit A-1

North Gateway CBC

The area along the west side of Richmond Highway between the Capital Beltway and Old Richmond Highway is planned for retail, office and/or residential uses up to .50 FAR.

As an option, mixed-use development up to 1.0 FAR may be appropriate if the following conditions are met:

- A mix of uses, which may include office, retail and residential, is provided;
- Substantial and logical parcel consolidation is achieved;
- Pedestrian and vehicular connections are provided;
- Project design and layout provide a high quality development;
- The traffic impact of the proposed development is thoroughly analyzed and mitigated so that Huntington Avenue and Richmond Highway adjacent to the site will operate at levels of service no less than Level of Service D;
- An efficient internal vehicular circulation system is provided. Access points are consolidated, and placed away from existing intersections and operate at levels of service no less than Level of Service D;
- Adequate right-of-way is provided for the adjacent intersection improvements and road widenings;
- A pedestrian circulation system which encourages pedestrian traffic within the development, to adjacent developments and to the Huntington Metro Station is provided;
- Adequate measures to mitigate against environmental impact should be provided. The related floodplain and wetland areas should be protected in accordance with Plan objectives, as well as, other applicable guidelines and regulations; and
- Urban design elements, such as public art, pedestrian plazas, cultural/recreation facilities, landscaped open space, streetscaping, landmarks or building designs which will denote this area as a focal point of the North Gateway Community Business Center are included. The urban design recommendations found at the end of this Plan should be used as a guide.

As an alternative option, future redevelopment of Sub-unit A-1 northwest of Old Richmond Highway for residential use up to 30 dwelling units per acre to be compatible with the surrounding high-rise residential uses may be appropriate. Substantial parcel consolidation, minimization of access points, provision of an efficient internal circulation pattern and mitigation of environmental and transportation impacts are required. See land use recommendations for Sub-units A-2 and B-2 for additional options.

Attachment C

Sub-unit A-1

North Gateway CBC

The area along the west side of Richmond Highway between the Capital Beltway and Old Richmond Highway is planned for office and/or retail uses up to 1.0 FAR with support retail encouraged.

As an option, office development with an emphasis on ground level retail uses up to 2.0 FAR may be considered if the following conditions are met:

- A mix of uses, which may include office, and retail, is provided;
 - Substantial and logical parcel consolidation is achieved;
 - Pedestrian and vehicular connections are provided;
 - Project design and layout provide a high quality development;
 - The traffic impact of the proposed development is thoroughly analyzed and mitigated using a Transportation Demand Management (TDM) program that may include shuttle bus service, Metrorail subsidies, and vanpool and carpool matching services;
 - An efficient internal vehicular circulation system is provided. Access points are consolidated, and placed away from existing intersections;
 - Adequate right-of-way is provided for the adjacent intersection improvements and road widenings;
 - A pedestrian circulation system which encourages pedestrian traffic within the development, to adjacent developments and to the Huntington Metro Station is provided;
 - Adequate measures to mitigate against environmental impact should be provided. The related floodplain and wetland areas should be protected in accordance with Plan objectives, as well as, other applicable guidelines and regulations; and
 - Urban design elements, such as public art, pedestrian plazas, cultural/recreation facilities, landscaped open space, streetscaping, landmarks or building designs which will denote this area as a focal point of the North Gateway Community Business Center are included. The urban design recommendations found at the end of this Plan should be used as a guide.
- See land use recommendations for Sub-units A-2 and B-2 for additional options.

Deleted: retail, office and/or residential

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Deleted: mixed-use

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Deleted: appropriate

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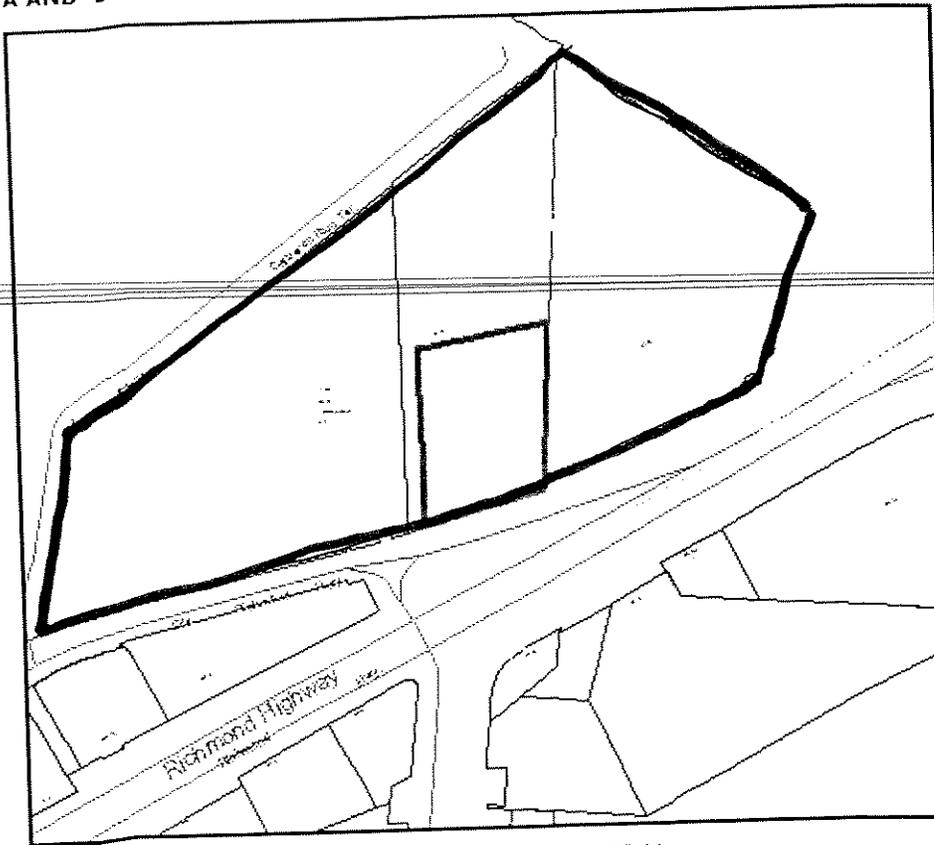
Deleted: and operate at levels of service no less than Level of Service D

Deleted: As an alternative option, future redevelopment of Sub-unit A-1 northwest of Old Richmond Highway for residential use up to 30 dwelling units per acre to be compatible with the surrounding high-rise residential uses may be appropriate. Substantial parcel consolidation, minimization of access points, provision of an efficient internal circulation pattern and mitigation of environmental and transportation impacts are required.

ATTACHMENT D

PARID: 0834 01 0001
A AND Y PROPERTIES LLC

5902 RICHMOND HY



Aerial Imagery © 2002 Commonwealth of Virginia
Fairfax © 2003

Source: Fairfax County Department
of Tax Administration, Real Estate Division.

BRAC# 08-IV-8MV
Page 7 of 13

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.

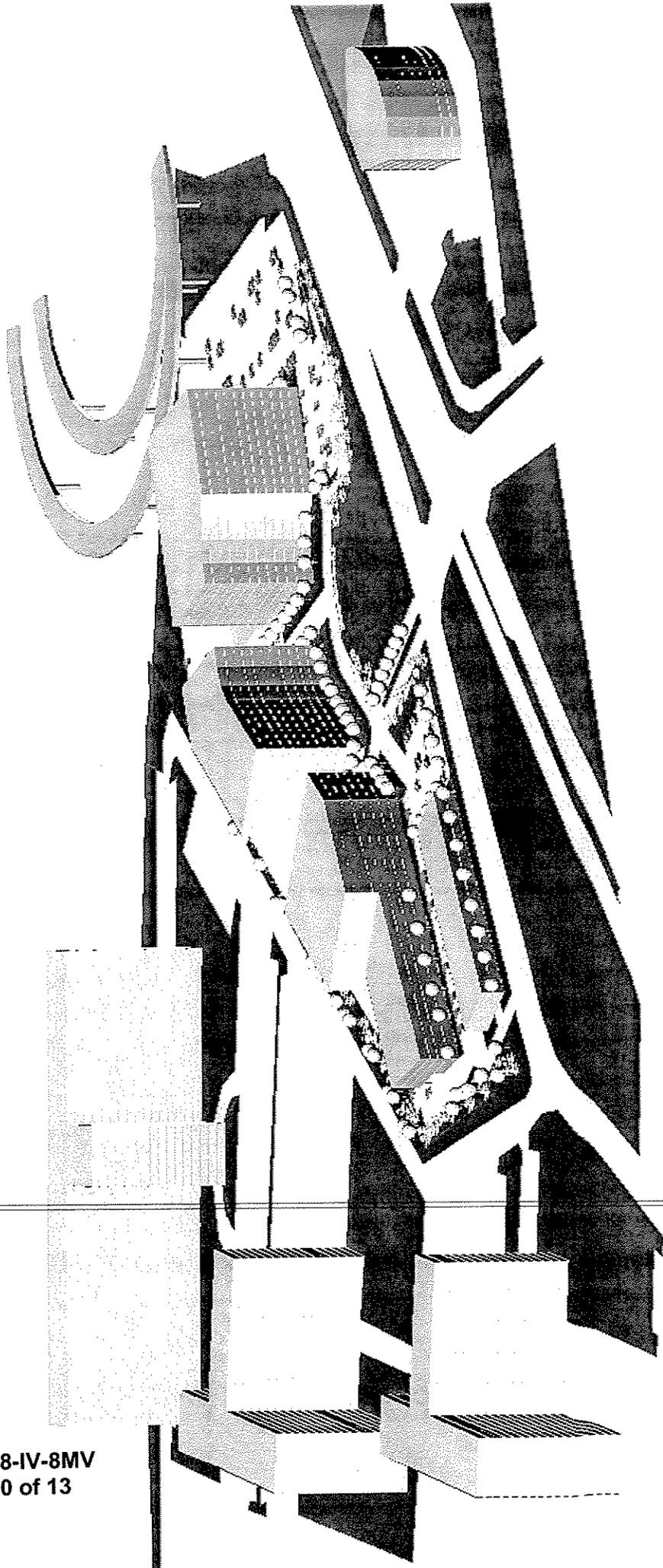
e. Offsets adverse impacts that might be created.

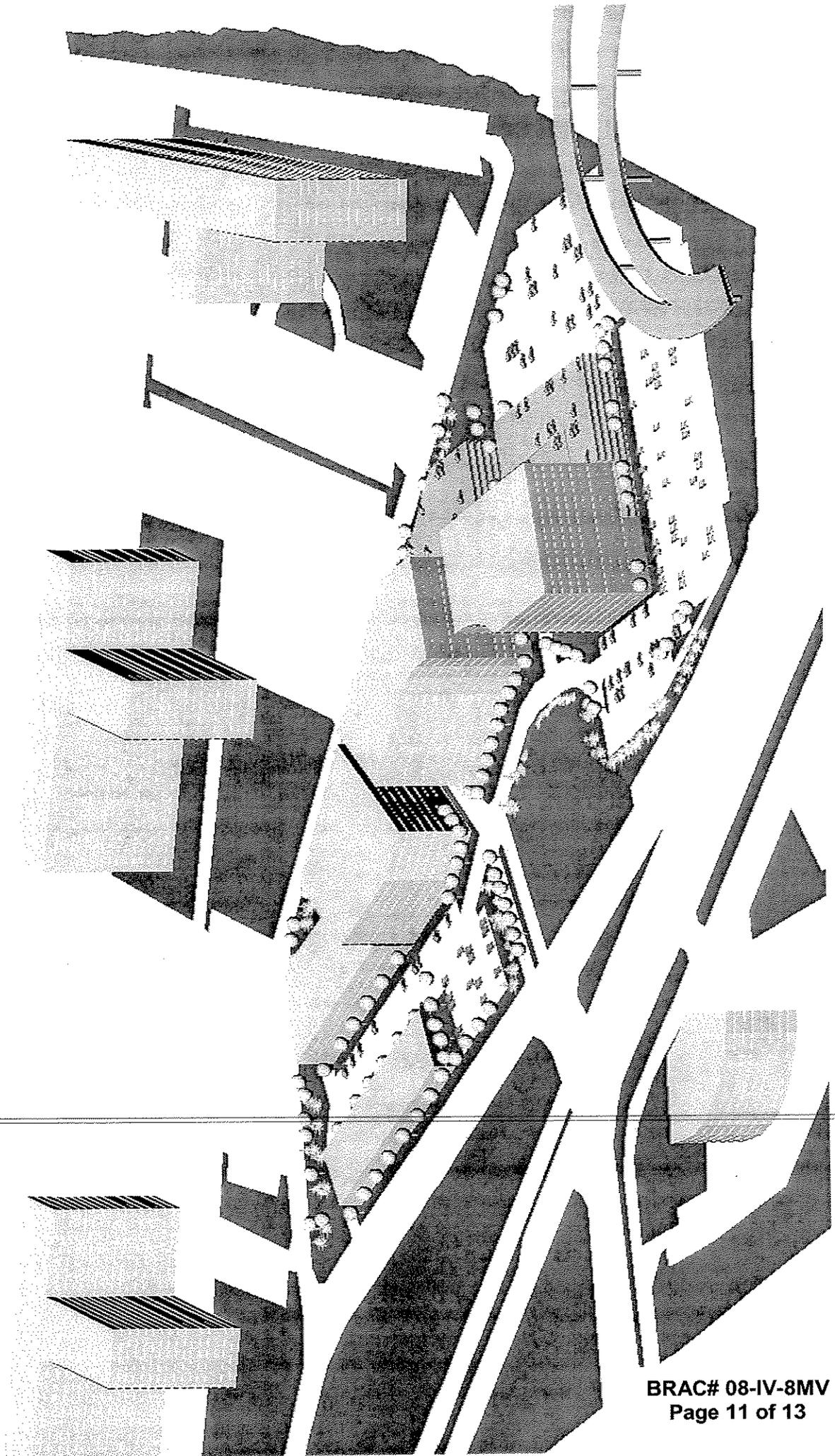
Transportation impacts are of genuine concern for any significant development. In this case, the nominated parcels are immediately adjacent to the Capital Beltway interchange with U.S. Route 1, now under reconstruction as part of the \$2.4 billion Woodrow Wilson Bridge project. The \$605 million budgeted 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.

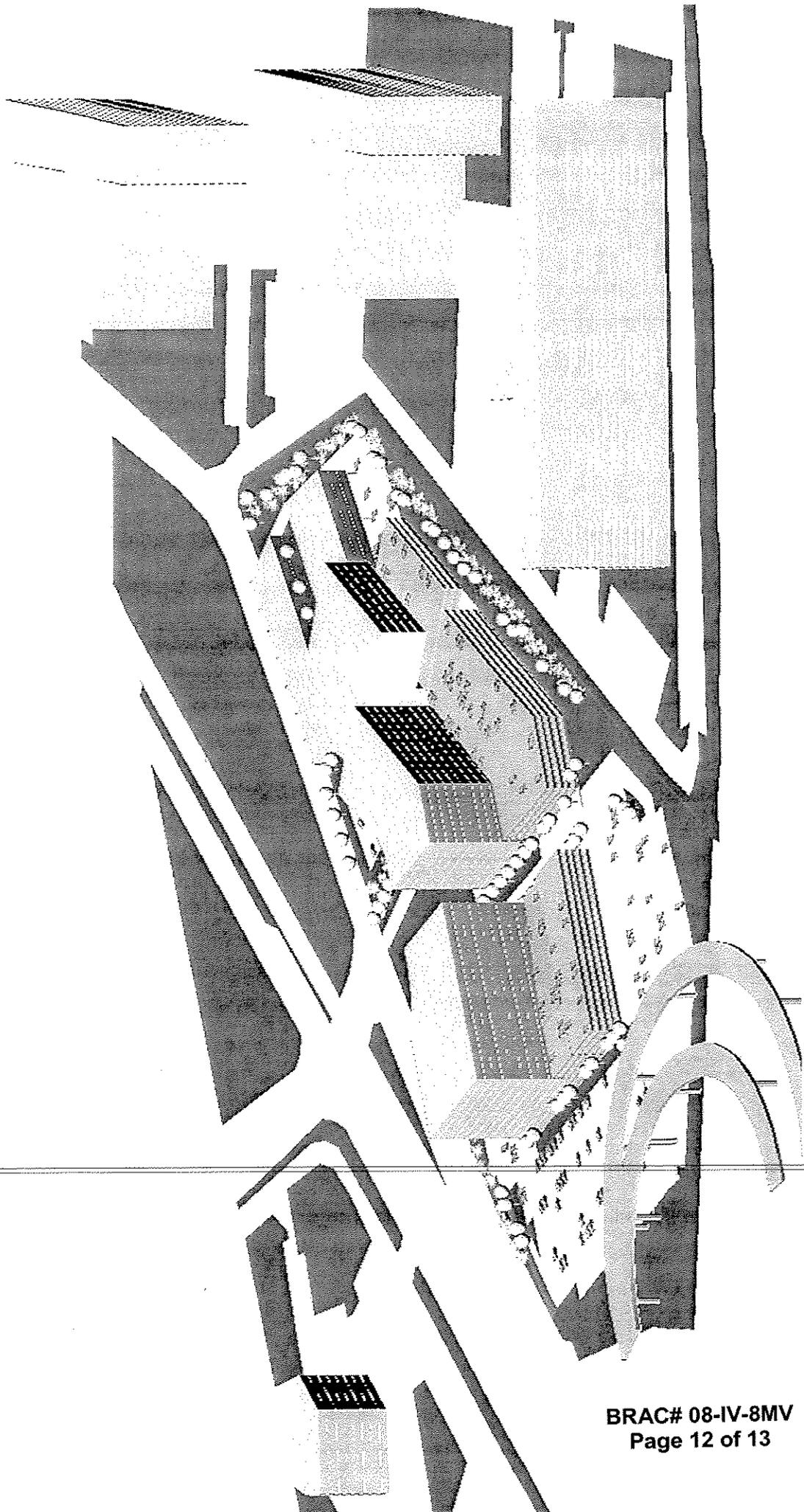
Environmental impacts deserve close attention in light of the proximity of environmentally sensitive areas to the nominated parcels. One of the important benefits of a redevelopment project, as proposed here, is the opportunity to implement the latest standards in storm water management and to provide 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."







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!