



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: William B. Lawson, Jr. Attorney/Agent 703-534-4800  
Daytime Phone: \_\_\_\_\_

Address: 6045 Wilson Boulevard, Suite 100  
Arlington, VA 22205

Nominator E-mail Address: blawson@lawsonarter.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):  
William B Lawson, Jr.

THIS BOX FOR STAFF USE ONLY	
Date Received:	<u>3/28/08</u>
Date Accepted:	<u>4/7/08 SRT</u>
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.

**PART 2. GENERAL INFORMATION**

Check appropriate supervisor district:  Lee  Mount Vernon

Total number of parcels nominated: 3

Total aggregate size of all nominated parcels (in acres and square feet): 14.65 acres 638,327 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/](http://www.fairfaxcounty.gov/dpz/)) for your citation. It is the most current version: Please see attached.

b. CURRENT PLAN MAP DESIGNATION: Industrial

c. CURRENT ZONING DESIGNATION: I-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). Retail and other OR alternative uses (please see attached for further detail)

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?) Please see attached

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: up to 1,276,654

Categories	Percent of Total FAR	Square feet
Office	up to 45%	up to 574,500
Retail and other (hotel)	up to 55%	up to 702,200
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
<b>TOTAL</b>	<b>100%</b>	<b>up to 1,276,700</b>

\*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):

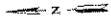
.1 - .2 du/ac (5-10 acre lots)	5 - 8 du/ac
.2 - .5 du/ac (2-5 acre lots)	8 - 12 du/ac
.5 - 1 du/ac (1 - 2 acre lots)	12 - 16 du/ac
1 - 2 du/ac	16 - 20 du/ac
2 - 3 du/ac	20+ (specify 10 unit density range)
3 - 4 du/ac	_____
4 - 5 du/ac	

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)			
<b>TOTAL:</b>			

**PROPERTY INFORMATION TABLE**

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
99-1-05-11A	A&E Katz Associates, LC; Motors Associated, LLC	7238 Fullerton Road	P.O. Box 39 Springfield, VA 22150	3.54	#7160 3901 9848 6294 2719
99-1-05-12A	A&E Katz Associates, LC; Motors Associated, LLC	None listed	P.O. Box 39 Springfield, VA 22150	2.30	#7160 3901 9848 6294 2726
99-1-01-12	John H. Aritail, Jr., Trustee David D. Peete, Trustee	None listed	c/o B.M. Smith & Associates 2300 Ninth Street South Arlington, VA 22204	8.82*	#7160 3901 9848 6294 2733

\*Please note that upon the extension of Boudinot Drive, all of Parcel 12 may not be available for development.



0 50 100  
FEET

Map No. 137, Made on 08/11/2004  
This zoning map is subject to the provisions of the zoning ordinance, which may be amended from time to time. The zoning ordinance is available on the City of Fairfax website at [www.fairfaxva.gov](http://www.fairfaxva.gov).  
Revised: 08/11/2004

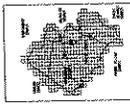
**GENERAL NOTES**

**ZONING**  
The use or development of the property is determined by the zoning district in which the property is located. The zoning district is shown on this map. The zoning district is subject to change without notice.

**ADMINISTRATIVE INDEX**

199-4	190-3	190-4
198-2	191-2	191-4
198-4	192-3	192-4

**STREET INDEX**





## JUSTIFICATION

1. Why should this proposal be considered BRAC-related?

*The site is located at the eastern gateway of the Engineer Proving Grounds (EPG) adjacent to the Fairfax County Parkway (please see the enclosed "Fairfax County Parkway From Rolling Road to Fullerton Road" plan, which displays the site's proximity to the EPG). As such, it is ideally situated to provide for the myriad needs (as identified below) of the EPG's employees, guests, and other visitors.*

2. How would the proposed changes serve the new employees and residents of Fort Belvoir and the surrounding area?

*The proposed development is ideally situated to serve the new employees and residents of Ft. Belvoir. Increasing the amount of office space immediately adjacent to the EPG will reduce the overall traffic impact on the surrounding area, as contractors (who will presumably rent the office space) will not have to travel through the surrounding area when traveling to and from the EPG. Likewise, having a hotel just off of Interstate 95 and the Fairfax County Parkway will minimize traffic impacts in neighborhoods and on local streets. Additionally, the mix of uses, which can include a retail component, will enable commuters to consolidate vehicular trips by performing errands on their way to and from work. Furthermore, by creating the possibility for restaurants to be located on the site, total meal-time trips in the area may be reduced, as on-site employees and EPG employees will be able to eat in close proximity to their offices.*

3. What needs created by the BRAC directives does this proposal fulfill?

*The BRAC directives, by dramatically increasing the number of people who will be traveling to and from the EPG every day - in addition to increasing the number of people who will live in the surrounding area - create a number of needs in the immediate area of the EPG, including space for people to work, space for out of town visitors to stay, places for people to eat, etc. The proposed development - due to its proximity to the EPG, its proximity to the Fairfax County Parkway, and its proposed mix of uses - is positioned to fulfill a number of these needs.*

4. How could the proposed uses address the transportation networks impacted by the changes anticipated in the area?

*As mentioned above, by consolidating a number of different uses and increasing the permitted density on the site, which is convenient to Interstate 95 and adjacent to the Fairfax County Parkway and the EPG, the proposed development would minimize the total number of vehicular trips in the immediate and surrounding areas by concentrating a number of different activities related to the EPG within a limited area and by providing retail that can serve on site employees and pass-by commuter traffic, thereby limiting the net traffic increase generated by the proposed uses on the site as well as the increased traffic activity generated by the EPG.*

5. What adverse impacts might be created and how would they be off-set?

*The increased density on the site will result in increased vehicular trips to and from the site; however, the net effect of these trips will be minimized due to the site's proximity to the EPG, the Fairfax County Parkway, and Interstate 95, which will result in limited vehicular "spill-over" into the surrounding area and a mix of uses that will allow commuters to consolidate trips by performing errands as part of their commute to and from work.*

*Additionally, at the time of rezoning, contributions to a road fund and transportation demand management strategies could be proffered.*

6. What is your anticipated time frame for development, if the proposed uses were to be approved?

*The anticipated time frame for development is as soon as the BRAC improvements have progressed to a point that would make development economically feasible.*

**SUPPLEMENT TO NOMINATION FORM**  
**FILED BY WILLIAM B. LAWSON, JR.**

Part 4(a): Current Comprehensive Plan Text for Nominated Property:

“Commercial development should be limited to the areas now developed in commercial uses to prevent commercial encroachment into residential areas.”

Part 4(d): Proposed Comprehensive Plan Designation:

Parcels 99-1((5))11A; 99-1((5))12A; and 99-1((1))12 are appropriate for retail and other OR alternative uses. Specifically, redevelopment within the nominated area to office and hotel up to 2.0 FAR may be appropriate. The office component should comprise approximately 50% of the total development. The balance of the development should be hotel or retail/other. Mixed-uses are allowed within buildings, with retail located on the ground floor.

To the extent retail and service uses are included in any redevelopment, they should be included on the ground level of any buildings in a manner designed to have a pedestrian orientation, to the extent practicable.

Redevelopment proposals within the nominated area should provide for or contribute to road improvements in the surrounding area.

Height Limit:

Under the options, maximum building height is 175 feet when development is not integrated with structured parking. In order to encourage structured parking to be located under buildings, a height bonus of up to 25 feet (or a maximum height of 200 feet) is appropriate when at least 2 levels of structured parking are provided under the building, either at or below grade. The building height bonus should be contingent on increasing the amount of open space amenities.

Part 4(e): Describe what development under the new plan would look like:

Multiple buildings that are architecturally compatible and surrounded by roads. Assuming market forces allow it, the buildings would have underground parking. Otherwise, they would be constructed with above grade structured parking or surface parking.

**Van Allen, Cheryl L.**

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**From:** William Barnes Lawson [blawson@lawsontarter.com]  
**Sent:** Thursday, April 24, 2008 10:40 AM  
**To:** Van Allen, Cheryl L.  
**Subject:** RE: BRAC APR Nomination; PC 2008-030; Response Requested

Cheryl,

Your proposed changes to 4a and 4b are fine. We'll get back to you regarding 4d. Thanks.

William Barnes Lawson, Jr.  
Lawson, Tarter & Charvet, P.C.  
5045 Wilson Boulevard, Suite 100  
Arlington, Virginia 22205  
(703) 534-4800

[www.lawsontarter.com](http://www.lawsontarter.com)

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**From:** Van Allen, Cheryl L. [mailto:Cheryl.VanAllen@fairfaxcounty.gov]  
**Sent:** Wednesday, April 23, 2008 3:49 PM  
**To:** William Barnes Lawson  
**Subject:** BRAC APR Nomination; PC 2008-030; Response Requested

Mr. William B. Lawson, Jr.  
6045 Wilson Blvd, Suite 100  
Arlington, VA 22205

**RE: BRAC APR Nomination; PC 2008-030**

Dear Mr. Lawson:

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-2008-030 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 concerns:

- Part 4a of the nomination form asks for the Current Comprehensive Plan Text, to which you indicated "Commercial development should be limited to the areas now developed in commercial uses to prevent commercial encroachment into residential areas." This nomination is in Land Unit A of the I-95 Industrial Corridor. The Comprehensive Plan text for this Land Unit states "Industrial uses up to .35 FAR are planned for this land unit." Therefore, I intend to correct 4a of the nomination to include this. Please let me know if you agree to this change.
- Part 4b of the nomination form asks for the Current Plan Map Designation to which you indicated Industrial. A portion of Parcel 99-1 ((1)) 0012 is designated as Public Park. Therefore I intend to correct 4b to say Industrial and Public Park for a portion of Parcel 99-1 ((1)) 0012. Please let me know if you agree to this change.

5/2/2008

**BRAC# 08-IV-8S**

**Page 9 of 12**

- In Part 4d of the nomination you state that the Office component should comprise approximately 50% of the total development. However on Part 4g you state that up to 45% of the area would be office and 55% of the area would be Retail and other (hotel). Please provide me with an exact percentage of office, retail, & hotel with the number of hotel rooms.

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](mailto: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

**Van Allen, Cheryl L.**

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**From:** Evelyn Shevchik [eshevchik@lawsontarter.com] on behalf of William Barnes Lawson  
[blawson@lawsontarter.com]  
**Sent:** Friday, May 02, 2008 10:25 AM  
**To:** Van Allen, Cheryl L.  
**Subject:** 08-IV-85, PC 2008-030  
**Attachments:** APR SITE TABS 5-1-08.pdf



APR SITE TABS  
5-1-08.pdf (10 K...

Attached is the tabular information for the Hartman nomination. Of course, these numbers may change as we proceed, but this should be enough for your purposes. Give me or Ben Danforth a call with your comments or questions.

Thanks for your kind assistance.

Barnes

William Barnes Lawson, Jr.  
Lawson, Tarter & Charvet, P.C.  
6045 Wilson Boulevard, Suite 100  
Arlington, Virginia 22205  
(703) 534-4800

[www.lawsontarter.com](http://www.lawsontarter.com)

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# CENTRAL MOTORS SITE

5/1/2008  
PHR+A

## PRELIMINARY SITE TABULATIONS.

### SITE AREA

PARCELS 11A, 12A	5.8 +/- AC.
PARCEL 12 (NORTH OF BOUDINOT ROAD)	0.5 +/- AC.
<b>TOTAL</b>	<b>6.3 +/- AC.</b>

<b>PROPOSED FAR (APR REQUEST)</b>	<b>2.0</b>
<b>POSSIBLE GROSS FLOOR</b>	<b>548,856 +/- S.F.</b>

### USES:

<b>HOTEL BUILDING (10-12 STORIES)</b>	
350 ROOMS (600 SF/ROOM)	210,000 +/- S.F.
CONFERENCE /MEETING LEVEL	25,000 +/- S.F.
WHITE NAPKIN RESTAURANT	15,000 +/- S.F.
RETAIL	10,000 +/- S.F.
<b>TOTAL</b>	<b>260,000 +/- S.F.</b>

<b>OFFICE BUILDING (10 TO 12 STORIES)</b>	
OFFICE	275,000 +/- S.F.
RETAIL/SERVICE	10,000 +/- S.F.
LUNCH RESTAURANT	3,000 +/- S.F.
<b>TOTAL</b>	<b>288,000 +/- S.F.</b>

<b>TOTAL GROSS FLOOR</b>	<b>548,000 +/- S.F.</b>
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