

FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

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|-------------------------------|
| Staff Use Only |
| Date Received: <u>9/21/05</u> |
| Date Accepted: _____ |
| Planning District: _____ |
| Special Area: _____ |

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Martin D Walsh, for Bristow Shopping Center , Limited Partnership LLP

Daytime Phone: 703-528-4700, ext. 23

Address: 2200 Clarendon Boulevard, 13th Floor, Arlington, Virginia 22201

Nominator E-mail Address: Inda E. Stagg: istagg@arl.thelandlawyers.com

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

— *M. D. Walsh*

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):

— *M. D. Walsh, agent*

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:
Martin D. Walsh, Agent for Bristow Shopping Center, Limited Partnership LLP

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 3

Total aggregate size of all nominated parcels (in acres and square feet): 478,986 sq. ft. 10.99 acres

Is the nomination a Neighborhood Consolidation Proposal: Yes No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ 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 Section 1 (above).

See attachment #1

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.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.

N/A

Current Plan Map Designation: Retail and other

Proposed Comprehensive Plan Designation: Mixed use up to .80 FAR as an option.

| Mixed Use | |
|---|----------------------|
| If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable. | |
| Categories | Percent of Total FAR |
| Office | 23% |
| Retail | |
| Public Facility, Gov & Institutional | |
| Private Recreation/Open Space | |
| Industrial | |
| Residential* | 77% |
| TOTAL | 100% |
| * If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit). | |
| 250 mid-rise multi-family units at 1200 sq ft/unit | |

| Residential Land Use Categories | |
|--|-----------------|
| Categories expressed in dwelling units per acre (du/ac) | Number of Units |
| .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+ du/ac** | |
| | Approx. 100 |
| ** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30-40 du/ac. | |

SECTION 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. Maps in color will not be accepted.

See attachment #3

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

See attachment #4

- The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

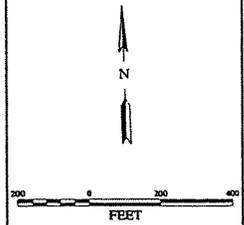
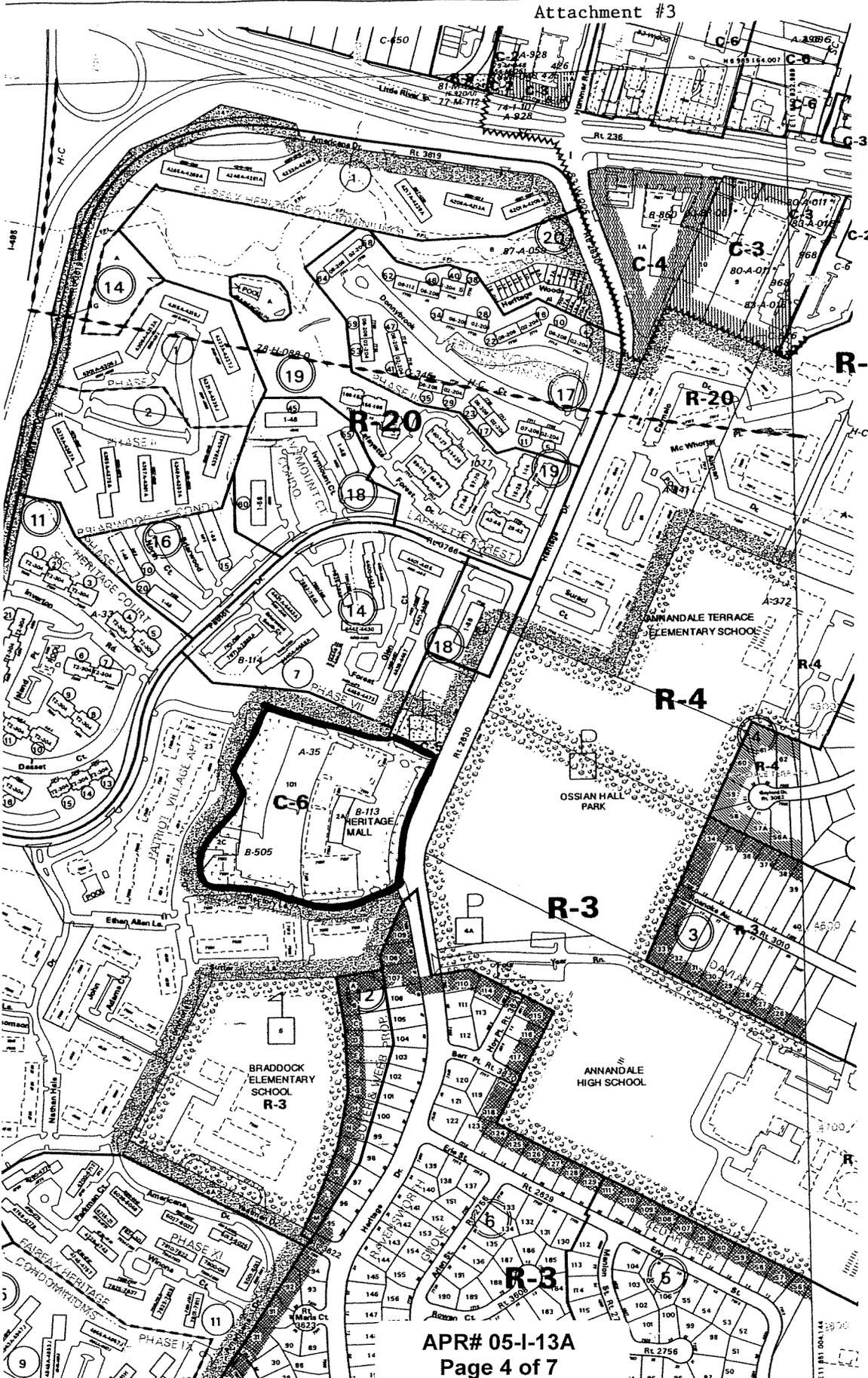
All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:
 Fairfax County Planning Commission Office
 Government Center Building, Suite 330
 12000 Government Center Parkway
 Fairfax, Virginia 22035-5505

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 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 |
|----------------|--|--------------------------|---|----------------------|--|
| 70-2 ((1))1D1 | Bristow Shopping Center, Limited Partnership LLP | 7857 Heritage Drive | c/o Redwood Commercial P.O. Box 2377 Centreville, VA, 20122 | 10.22 | 7000 1670 0001 8349 7023 |
| 70-2 ((1))2A | Bristow Shopping Center, Limited Partnership LLP | N/A | c/o Redwood Commercial P.O. Box 2377 Centreville, VA 20122 | .29 | 7000 1670 0001 8349 7023 |
| 70-2 ((1)) 2C | Bristow Shopping Center, Limited Partnership LLP | N/A | c/o Redwood Commercial PO Box 2377 Centreville, VA 20122 | .49 | 7000 1670 0001 8349 7023 |
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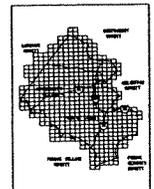


Map file is 57° X 77" based on USGS 1:24,000 scale
 23 minute Quad, Virginia Coordinate System
 are of 1983 North Zone in U.S. feet based on
 1973 High Precision GPS Network adjustment
 National Geodetic Vertical Datum 1973

GENERAL NOTES

ZONING
 Proffers and Covenants:
 The use or development of the property or properties subject of the rezoning application annotated 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.
 Zoning revised to 01/01/05 subsequent changes not reflected.

The information contained on this page is NOT to be construed or used as a "legal description". It is not a survey product and not to be used for the design, modification or construction of improvements to real property or for flood plain determination. Fairfax County does not provide any warranty of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Fairfax County Geographic Information Services Branch of the Department of Information Technology. In no event will Fairfax County be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of this map or information it contains.



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**PROPERTY MAP
 ZONING
 70-2**

Revised to: 01/01/05

Prepared by:

DEPARTMENT OF INFORMATION TECHNOLOGY

2005 South County Area Plans Review
Nomination to Amend the Comprehensive Plan
Nominator: Bristow Shopping Center Limited Partnership LLP
Nomination Property: TM 70-2 ((1)) 1D1, 2A and 2C
Common Name of Nomination Property: Heritage Shopping Center

Section 6: Justification

Location and General Property Information: The Nomination Property is zoned C-6 (Community Retail Commercial District), and is located within the northwestern quadrant of the intersections of Heritage Drive and Rectory Lane in the Braddock Magisterial District. The Nomination Property includes three (3) parcels of land: Tax Map 70-2 ((1)) 1D1, 2A and 2C. The total land area for these three (3) parcels is 478,990 square feet, or 10.996 acres.

Current Plan Text and Map: The Nomination Property is located in the Annandale Planning District (Area I), Ossian Hall Community Planning Sector (A-10). There is currently no specific Comprehensive Plan text for the Nomination Property. The Plan Map indicates that the Nomination Property is planned for "Retail and Other".

Request: The Nominator is requesting that *optional* language be added to the Comprehensive Plan that recommends Mixed Use Development at a maximum floor area ratio ("FAR") of 0.80 for the Nomination Property. The proposed mix of uses is 77% residential and 23% office/retail. The Nominator believes that the proposed optional language would better achieve the Comprehensive Plan Objectives than what is currently in the adopted plan.

The residential component would most likely be comprised of approximately 250 multi-family units that are generally 1200 GFA per dwelling unit. Development is envisioned to consist of a number of structures that work together to create a consolidated development. These structures would most likely consist of mid-rise residential, mid-rise office/retail, low rise retail, and combined retail/residential buildings. Parking would occur within surface lots and structured parking garages.

Rationale: The Nomination Property is currently zoned C-6, Community Retail Commercial District, and is developed with a 56,353 GFA shopping center (which is anticipated to be vacated by its current tenant in the near future), a 2,400 GFA gas station, a 2,400 GFA convenience store, and a 22,426 GFA office/retail building (which, together, are approximately ¼ of the maximum GFA that would be permitted on the Nomination Property under the C-6 District regulations). All existing structures on the Nomination Property were constructed in approximately 1967, with the exception of the office/retail building that was constructed in 1988. All parking for the existing uses on the Nomination Property is accommodated within surface parking lots. Although the Nomination Property is not within a designated "redevelopment area", it is the Nominator's belief that the Nomination Property, which was mostly developed approximately 40 years ago, is in immediate need of reinvestment and revitalization.

The current trend in planning is to develop mixed use projects that provide 24 hour per day use of property. This continual use of property creates a synergy that is not available

in traditional older developments that are, essentially, abandoned for a large portion of any one day or night. Fairfax County recognizes the need for redevelopment and the value of mixed use developments as one way to create incentives for redevelopment efforts. One of the Board of Supervisors' Land Use Goals is Revitalization. The Policy Plan states that,

“Fairfax County should encourage and facilitate the revitalization of older commercial and residential areas of the County where present conditions warrant. Revitalization initiatives should encourage business development, promote public and private investment and reinvestment, and seek to prevent or eliminate the negative effects of deteriorating commercial and industrial areas. Revitalization efforts should work in concert with other community programs and infrastructure improvements and strive to foster a sense of place unique to each area, thereby contributing to the social and economic well-being of the community and the County”.

Land-Use Pattern, Countywide Objectives and Policies, Objective II, Policy A states,

“Create mixed-use centers which enhance the sense of community and reduce the need to travel long distances for employment and/or services”.

Revitalization Countywide Objectives and Policies, Objective I states,

“Fairfax County should establish or expand community reinvestment programs in its older commercial areas (and their adjacent neighborhoods), which have experienced and/or on the verge of experiencing economic or infrastructure decline”.

Revitalization Countywide Objectives and Policies, Objective III states,

“Fairfax County’s revitalization program should recognize market conditions and emphasize use of private sector resources and capital investment contemplated by County and other public investment in services, programs and infrastructure”.

The Nominator believes that the provision of a mixed use development would better achieve the County’s Objectives and Policies than the provision of a C-6 District development, which could be developed as a matter of right. The Nominator believes that the County’s Objectives and Policies support the Nomination; although the current Plan Map designation of “Retail and Other” does not, and requests that the Comprehensive Plan be revised to recommend optional language that supports mixed use development on the Nomination Property.

Sistla, Indrani

From: Stagg, Inda E. [istagg@arl.thelandlawyers.com]
Sent: Thursday, November 03, 2005 4:08 PM
To: Sistla, Indrani
Cc: mwebb@jwebbinc.com
Subject: RE: APR Nomination - Bristow Shopping Center

Indrani,

You have requested clarification of the minimum and maximum percentage of office and retail use being proposed for Bristow Shopping Center's APR Nomination. As you know, this nomination proposes mixed use development with seventy-seven percent (77%) residential GFA, and twenty-three percent (23%) retail/office GFA.

I have spoken with my client who has stated that the office component should not exceed forty percent (40%) of the retail/office component for the Bristow Shopping Center. Therefore, to clarify, the Nomination proposes seventy-seven percent (77%) residential use, approximately fourteen percent (14%) retail use, and a maximum of nine percent (9%) office use.

I trust that this information clarifies how the twenty-three (23) percent office/retail mix should be split. If you need any further information, please do not hesitate to contact me.

Inda

Inda E. Stagg
Land Use Coordinator
Walsh, Colucci, Lubeley, Emrich & Terpack PC
2200 Clarendon Boulevard; Suite 1300
Arlington, Virginia 22201
Phone: (703) 528-4700 x5423
Fax: (703) 525-3197
E-Mail: istagg@arl.thelandlawyers.com
Web: www.thelandlawyers.com

From: Sistla, Indrani [mailto:Indrani.Sistla@fairfaxcounty.gov]
Sent: Monday, October 31, 2005 8:23 AM
To: Stagg, Inda E.
Subject: RE: APR Nomination - Bristow Shopping Center

Dear Inda Stagg,

This is a follow up to our request for clarification regarding the APR nomination you submitted for Bristow Shopping Center. We have not received any clarification so far. Please note that we need the requested clarification in order to start reviewing the nomination. You could call me at 703 324 1355 to discuss the clarification and send the official letter / email of clarification later.

Thanks,

Indrani

This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose

11/4/2005

APR# 05-I-13A
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