

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

Staff Use Only	
Date Received:	9/20/05
Date Accepted:	
Planning District:	
Special Area:	

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Martin D. Walsh for Ravensworth Trust, Partnership Daytime Phone: 703-528-4700

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

Nominator E-mail Address: mwalsh@arl.thelandlawyers.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):
M.D. Walsh Martin 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):
See "Attachment 1"

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 Ravensworth Trust, Partnership

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 636,024 sq. ft. 14.601 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.

See Attachment #1
All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 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.

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/. "The Ravensworth Shopping Center located at Braddock and Port Royal Roads, is planned for retail uses up to .35 FAR."

Current Plan Map Designation: "Retail and Other."

Proposed Comprehensive Plan Designation: Option for .70 FAR up to 70% residential, up to 40% office and up to 40% retail uses.

Mixed Use	
<p>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.</p>	
Categories	Percent of Total FAR
Office	up to 40%
Retail	up to 40%
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	up to 70%
TOTAL	100%
<p>* 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). 200-300 mid-rise multi-family units at 1,000 square feet per unit.</p>	

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**	
<p>** 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.</p>	

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.

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).

- 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 - 4 ((10)) 12	Ravensworth Trust, Partnership	8019, 8017, 8015, 8011 Braddock Road 5230 5240, 5242 5050 G, 5250 H, 5204 Fort Royal Road	5240 Fort Royal Road Suite 211 Springfield, VA 22151	14.601	7000 1670 0001 8350 6671

ATTACHMENT #1

6. Justification

The nomination Property (the "Property") is located generally at the intersection of I-495, the Capital Beltway and Braddock Road (Rt.620). The general area is addressed in the Annandale Planning District, Accotink Community Planning Sector of the Area I Comprehensive Plan (the "Plan"). The Property contains the Ravensworth Shopping Center and is planned for retail uses up to a .35 FAR. The Plan continues the recommendation of retail uses and states the following: "This commercial area serves important function by providing retail goods and services for the surrounding communities as well as the employees of the adjacent businesses in the Ravensworth Industrial Area. This retail orientation should be maintained." The Comprehensive Plan map designation is "Retail and Other" and the Property is zoned C-6. The Ravensworth Shopping Center contains approximately 118,551 square feet, which is approximately .20 FAR, and contains a variety of retail uses.

To the west of the Property is the residential Ravensworth Subdivision zoned R-3. Immediately to the south and east of the Property is the Ravensworth Industrial Park that contains industrial uses, such as warehouses and storage. There are some offices located east of the Property. The proximity to the Capital Beltway offers premiere regional access to the site. To the north of the Property is Wakefield Park and Recreation Center. The access to the Beltway, location near the Wakefield Park and the under utilization of the Property suggest the site could be better utilized as a mixed-use development. The Nominator proposes an amendment to the plan for the Property which permits an option for a .70 FAR mixed use development containing up to 70% residential, up to 40% and up to 40% retail uses.

The inclusion of retail in the mixed use option will continue to maintain existing Comprehensive Plan goals on the site as a retail center for the neighboring communities. It will continue to serve retail needs of the adjacent Ravensworth subdivision and the Accotink Planning District and the Industrial Park. Due to the other amenities close to the site such as Wakefield Park and Recreation Center and access to the regional transportation networks, the site is better situated for mixed use development. Additionally, Metro bus serves the site off of Braddock Road. The adjacent existing industrial uses are buffered from the Property. Additionally, since the warehouse and storage uses do not contain adverse effects to existing nearby residences, residential uses are appropriate at the site as part of the mixed use development.

The Ravensworth Shopping Center has been a successful center for a number of years serving a many residents. The proposed option will continue that tradition. A new mixed use development will bring an excitement and vibrancy to this area creating a sense of place at this key location.

The proposed Plan Amendment will assist in achieving the County's stated objectives, which include:

- Objective 2, Policy a: “Create mixed-use centers which enhance the sense of community and reduce the need to travel long distances for employment and/or services.”
- Objective 7, Policy c: “Encourage redevelopment projects in commercial areas that would preserve or increase desirable community services.”

The current Plan recommendations do not permit development necessary to implement the plan policies nor do they take advantage of the situation of the Property adjacent to amenities that encourage a mixed use development. The Nominator believes that the proposed nomination assists in implementing the stated policies of the plan, and takes advantage of the uses occurring adjacent to the Property.

K:\MCS\Research-Art\Ravensworth-APR\Justification.doc