

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

Staff Use Only
Date Received: <u>9/20/05</u>
Date Accepted: _____
Planning District: _____
Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Andrew Ross Levinson Daytime Phone: (703) 456-8075

Address: Cooley Godward LLP, 11951 Freedom Drive, Reston, Virginia 20190

Nominator E-mail Address: alevinson@cooley.com

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



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):

Certified letter sent in lieu of owner signature

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

Andrew Levinson is an attorney with Cooley Godward LLP and represents Beulah Street Properties LLC

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: Seven

Total aggregate size of all nominated parcels (in acres and square feet): 478,116.8 sq. ft. 10.98 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).

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/dpzd/.
 RH4 Lehigh Community Planning Sector; See attached for site specific text concerning Parcels 91-3((8))1, A, and B

Current Plan Map Designation: 1-2 DU/AC

Proposed Comprehensive Plan Designation: 5-6 DU/AC

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	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
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).</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	50-60
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 ½ 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
91-3 ((8)) A	Beulah Street Properties, LLC	7213 Beulah Street	c/o David Mastran 109 Interpromontory Road Great Falls, VA 22066 3218	1.2467	70051160000192012555
91-3 ((8)) B	Beulah Street Properties, LLC	7221 Beulah Street	c/o David Mastran 109 Interpromontory Road Great Falls, VA 22066 3218	4.2148	70051160000192012555
91-3 ((8)) 1	Beulah Street Properties, LLC	7301 Beulah Street	c/o David Mastran 109 Interpromontory Road Great Falls, VA 22066 3218	3.257	70051160000192012555
91-3 ((8)) 2	Beulah Street Properties, LLC	7313 Beulah Street	c/o David Mastran 109 Interpromontory Great Falls, VA 22066	.45503	70051160000192012555
91-3 ((8)) 3	Beulah Street Properties, LLC	7317 Beulah Street	c/o David Mastran 109 Interpromontory Great Falls, VA 22066	.5605	70051160000192012555
91-3 ((8)) 4	Beulah Street Properties, LLC	6328 Steinway Street	c/o David Mastran Un 1015 109 Interpromontory Road Great Falls, VA 22066-3218	.5671	70051160000192012562
91-3 ((8)) 5A	Beulah Street Properties, LLC	6324 Steinway Street	109 Inter Promontory Road Great Falls, VA 22066	.67399	70051160000192012548

RH4 LEHIGH COMMUNITY PLANNING SECTOR

CHARACTER

The central portion of the sector consists of much of the land formerly known as the Lehigh Tract. This tract extended from slightly south of Franconia Road to the Newington area in the adjacent Springfield Planning District, between Beulah Street and Telegraph Road. The area was used for many years for natural resources extraction; the worked-out gravel pits have been one of the physical constraints on development in the sector. Much of the land not formerly used for gravel operations contains marine clay soils with unstable characteristics. Steep slopes which are considered unsuitable for construction limit development in many areas. There is also a Virginia Power easement containing overhead power lines extending the length of the sector, from northeast to southwest. Each of these has represented a difficult, as well as a highly visible, limitation on the development of much of the sector.

The planned residential developments of Kingstowne and Manchester Lakes now occupy much of the former Lehigh Tract in this sector (see Figure 27). Manchester Lakes is the smaller and denser development. It is located on 200 acres and consists of approximately 1,400 dwelling units as well as parkland, recreational facilities, and a shopping center. The combination of multi-family and townhouse development in Manchester Lakes yields an overall density of approximately eight dwelling units per acre. Elderly housing or similar uses are planned for an area south of the shopping center and Manchester Boulevard.

Kingstowne abuts Manchester Lakes and occupies the majority of the sector. It is primarily residential, with a mix of townhouses, mid- and high-rise apartments, and single-family detached dwellings in its over 6,300 dwelling units. Kingstowne covers over 1,300 acres and includes a 175-acre Town Center containing approximately 2.1 million square feet of commercial development, primarily office space. Village Center, a 164,000 square foot shopping center at the intersection of South Van Dorn Street and Kingstowne Boulevard, is adjacent to the Town Center.

Much of the development around the edges of Kingstowne and Manchester Lakes consists of stable single-family residential neighborhoods. There are also some townhouse developments along Telegraph Road. In addition, the arterials which form the boundaries of the sector support a mix of uses in some areas. Manchester Lakes shopping center is located at Beulah Street and Manchester Boulevard. Edison High School occupies a large site on the northern edge of the sector, in the southeast quadrant of Franconia Road and South Van Dorn Street. Some commercial development has occurred along Franconia Road between Edison Drive and Bernard Avenue. The Rose Hill shopping center is located in the northeast corner of the sector, adjacent to a bank and postal facility. Garden apartments south of the shopping center form a transition to single-family detached development along Rose Hill Drive. The County-owned Greendale Golf Course is located between the northeast boundary of Kingstowne and the existing stable neighborhoods along Rose Hill Drive. Hayfield Shopping Center, adjacent to the Hayfield View townhouse development, is located on Telegraph Road at its intersection with Hayfield Road. Hayfield Intermediate and High Schools occupy a large site on the south side of Hayfield Road, immediately north of a small commercial area. The 136-acre Hilltop Landfill is located in the extreme southern portion of the sector.

Franconia Road, Telegraph Road, Beulah Street, Rose Hill Drive, and Hayfield Road are the major road ways to this sector. With the extension of Van Dorn Street to Kingstowne from Franconia Road west of the Edison High School property, major access to the north has been provided for Kingstowne. The site has potentially good access to transportation corridors of both



RH4 KINGSTOWNE AND MANCHESTER LAKES FIGURE 27

rail and highway. Planned improvements include the Franconia-Springfield Parkway and the South Van Dorn Street extension. The South Van Dorn Street link will provide access to the Van Dorn Street Metro Station (less than two miles distant) while the Franconia-Springfield Parkway will provide access to the Franconia-Springfield Metro Station and Joe Alexander Transportation Center about one mile away.

The sector has significant environmental features, which may be generally grouped as those associated with topography, drainage, vegetation, and soils.

Generally, the sector slopes downhill from west to east, toward Dogue Creek. The ridge line delineating the divide between the Accotink Creek and Dogue Creek drainage sheds runs either along Beulah Street or between Beulah Street and the Virginia Power easements. Only the part of the area near Fleet Drive, in the north, and the southwest tip of the area slope downhill to the west. The main channel and lateral streams of Piney Run flow toward Dogue Creek in the southeastern portion of the area.

Because substantial mining for gravel has taken place for some time, there are large flat places over much of the sector. These flat areas are separated by the steep slopes generally associated with stream valleys, especially near Dogue Creek's upper tributaries. The stream valleys may also be identified by the presence of tree cover. The only large exception to this is the Dogue Creek floodplain in the northern part of the site. The floodplain area is flat and has a considerable number of trees.

One of the biggest issues in the area concerns how effectively development in the area can deal with a surface often composed of marine clays and gravel pits that have been filled. The key factor in safe reuse of filled areas concerns the uniformity of material used and the degree of compaction of the material. These factors will govern the load-bearing capabilities of these areas. Marine clays have a shrink-swell characteristic in relation to fluctuations in water content. These fluctuations can result in impaction and damage to foundations, footings and underground piping.

The filled and marine clay areas require special design and construction techniques. The location of the filled areas and the extent of the marine clays are therefore one determinant of the locations and density of development.

Slippage-prone soils are known to be extensive in this sector. Any development in areas with these conditions should use the latest technologies for stabilizing marine clays from soil slippage. Assurances which protect the county from liability and protect affected landowners from loss due to soil slippage should be provided. The density of development in these areas may be reduced by the extent of marine clay soils and other environmental constraints.

The considerable amount of undeveloped land and old neighborhoods in this sector means that significant archaeological resources may exist, particularly in the Dogue Creek watershed.

CONCEPT FOR FUTURE DEVELOPMENT

The Concept for Future Development recommends that most of the Lehigh Community Planning Sector develop as Suburban Neighborhoods. The Kingstowne Town Center, including the Village Center shopping center, is recommended as a Community Business Center (CBC). The approved plans for this mixed-use center include a large office component and an industrial area, which distinguishes the Kingstowne core from the generalized characteristics for other CBCs in the County.

RECOMMENDATIONS

Recommendations for the RH4 sector begin with general recommendations that apply to both the Kingstowne and Manchester Lakes areas. This is followed by specific recommendations for Kingstowne, recommendations for Manchester Lakes, and recommendations for the remainder of the RH4 sector.

General Kingstowne/Manchester Lakes Policies

Land Use

1. Promote a balanced, planned development community that will serve as a showcase community and future focal point of the County.
2. Plan residential densities within Kingstowne to a maximum overall average of 3-4 dwelling units per acre with bonuses, as appropriate. A balanced mix of housing types is encouraged in order to promote diversity and avoid the excessive development of any one dwelling unit type. A broad range of affordable dwelling units that meet the needs of all ages, family sizes and income levels should be provided. At any given time, the level of residential or commercial development should be related to the densities and character of adjoining properties, as well as transportation and environmental constraints, while recognizing the objective of achieving a planned mixed-use commercial/community activity center. Kingstowne should be developed as a unified element with additional parcel consolidation provided where appropriate.
3. Compatible land use and streetscape design should occur throughout the development, especially where Manchester Lakes meets Kingstowne.
4. Encourage a planned development with a mixed-use commercial/community activity center as its focal point. The center should operate much like a downtown area, with the residential, retail and office uses all easily accessible by public transit, by foot or bicycle, as well as by automobile. The center should include residential densities sufficient to support a major core area in conjunction with recreational and leisure activities, commercial retail, office, service uses and compatible high-quality industrial uses, such as high technology. This core, or town center, should be located at the South Van Dorn Street/Kingstowne Boulevard junction.
5. Protect stable adjoining neighborhoods through the use of compatible densities, type, design and/or natural features (e.g., trees, topography) which effectively screen or buffer incompatible or adverse uses.
6. Encourage neighborhood areas that exhibit a distinct character with clearly defined boundaries and setbacks so as to provide a unique sense of identity. Clustering of residential neighborhoods should be planned in order to accomplish this objective, as well as promote usable open spaces within a reasonable walking distance.
7. Promote an identifying theme for the entire planned development center to foster a sense of place including superior urban design features which should be a prerequisite to develop above the low end of the planned density range. Through the application of these design features, the relationship of all land uses within the planned community

should exhibit an order, coherent arrangement of uses, identity and aesthetic/sensory appeal.

8. Ensure that the necessary public facilities are in place prior to the completion of residential or commercial development. Public parkland dedication and parkland facilities should be provided in accordance with requirements and standards set by the County Park Authority.
9. Any phased development techniques, if used, should plan the arrangement and relationship of uses, buildings, streets and other permanent elements so as not to preclude future alternative development considerations to achieve an overall coherent design.

Transportation

10. Dedicate all rights-of-way necessary to accommodate planned transportation map improvements.
11. Construct improvements which are necessary to accommodate development-generated traffic, particularly at locations adjacent to the site where new or expanded access points are provided onto existing roads.
12. Contributions toward resolving area road problems by performing construction or pre-construction activities on other roads in the area, or through financial contributions for such improvements, are needed to support higher intensity developments.
13. Commit that needed transportation facilities will exist prior to completion of each phase of development to satisfactorily accommodate the anticipated traffic of each phase. Specific examples of locations where these measures should be applied include, but are not limited to:
 - The intersections of Franconia Road/South Van Dorn Street, Beulah Street/Springfield-Franconia Parkway, South Van Dorn Street/I-95 interchange and Old Telegraph Road/Hayfield Road;
 - Proposed interior collector or arterial roadways within the Kingstowne/ Manchester Lakes area that are associated with planned developments; and
 - Hayfield Road and the South Van Dorn Street connector to Telegraph Road.
14. Provide plan designs that create safe and harmonious vehicular and pedestrian access, especially in areas where high vehicular traffic volumes may exist. In particular, the pedestrian access system must provide good access to the core area.
15. Promote alternative transportation strategies, including use of more transportation, ride-sharing, car/van pooling, shuttle service and satellite parking, among others.
16. Provide improvements for individual entrances to neighborhoods and major development areas, including appropriate deceleration and storage lanes.
17. Provide the minimum number of controlled access points to the surrounding street system to sufficiently disperse site-generated traffic and provide multiple access routes where applicable.

18. Design neighborhood road systems to accommodate bus feeder lanes to Metro stations.
19. Satisfy Virginia Department of Transportation and Fairfax County design standards.

Environment

20. Before development occurs, areas suspected of containing toxic substances should be thoroughly tested to determine the contents of the ground water and soil. If contamination at potentially detrimental levels is found, exhaustive measures must be taken to eliminate the source(s) of the contamination or to prevent development within contaminated areas.
21. Encourage the development to take into account the opportunities for energy conscious design, such as proper solar orientation of buildings.

Trails

22. Promote a complete network of hiking, biking and riding trails to be incorporated into the development plan for Kingstowne/Manchester Lakes. Facilities should be provided, not only for safe and convenient pedestrian access to and from residential neighborhoods, commercial and employment centers. This network should also provide access through EQC(s), other open space areas and for exercise and recreational use. Circuitous routes are especially conducive to recreational activities and should be incorporated, where possible.

Public Facilities

23. Public facilities to serve development in Kingstowne, including schools, parks, among others, should be provided.
24. Construct a library on a County acquired site near the intersection of Beulah Street and Manchester Boulevard consistent with Policy Plan standards for a regional library.

More specific recommendations for certain portions of the Kingstowne/Manchester Lakes area follow:

Policies for the Kingstowne Town and Village Centers

25. A mixed-use activity center should be planned in the core area at the intersection of South Van Dorn Street and Kingstowne Boulevard. Uses should include a balanced mix of residential, retail, office, research and development and recreation/leisure activities, and attractive public open spaces and amenities. Industrial uses may be appropriate within the southeastern portion of the core area provided adequate assurances are made that any such industrial uses will be compatible with nearby uses, existing or planned, and of high quality and low intensity, such as high technology.
26. Development of high-rise and high density residential use within the mixed-use activity center is appropriate. Densities and building heights should decrease in relation to the distance from the core area so as not to cause adverse impacts on adjoining existing and planned residential areas.

Policies for the Kingstowne South Village

27. More intensive development should be oriented to Hayfield Road. Lower density development near the Piney Run stream valley would help to minimize the impacts of erosion and sedimentation and would help to alleviate post-development nonpoint water pollution. Other methods to control erosion and sedimentation and water or air pollution should be implemented.
28. Substantial buffers should be provided in proximity to the Hilltop landfill property and existing stable areas.

Policies for Manchester Lakes

29. The parcels north and south of Hayfield Road, east of Beulah Street, will achieve a strategic location with the construction of the Franconia-Springfield Parkway. A shopping center in the northeast quadrant of the intersection and a residential development focused on the shopping center exist and are planned to continue in the area.

Any future development in the area should meet the following conditions:

- The development should provide for, and be oriented towards, the extension from the parkway alignment traversing the property;
 - Development should be set back from Beulah Street with a sufficient transition and buffer area next to that street to support the Plan recommendation for strictly residential use, sometimes at a low density, across Beulah Street;
 - Beulah Park should be adequately screened from development in this area; and
 - The type, intensity and siting of any development next to the Virginia Power line should appropriately recognize that the power line is an undesirable neighbor.
30. The residential development known as Manchester Lakes is planned for continued residential use at 5-8 dwelling units per acre. Ongoing development activity in Manchester Lakes should:
 - Coordinate development with that of adjacent planned commercial and residential properties;
 - Show sensitivity to the environmental and soil constraints on the property;
 - Provide necessary road improvements involving Hayfield Road and Beulah Street. Hayfield Road should be four lanes to Telegraph Road;
 - Provide internal access to the commercial uses at the intersection of Hayfield Road and Beulah Street;
 - Provide pedestrian access for parcels south of Manchester Boulevard to the commercial use;
 - Utilize transportation strategies such as van service to minimize local-serving trip generation;

- Ensure provision of housing and services for the elderly;
 - Provide development or upgrading of active recreation facilities at adjacent Beulah and/or Manchester Lakes Parks as appropriate; and
 - Provide a substantial buffer along the periphery of the site next to areas planned for lower residential densities.
31. Elderly housing and related facilities are planned for two areas located on Parcel 91-1((12))J and O which flank Manchester Boulevard. Uses such as churches, nursing homes, medical facilities, child care facilities, and other public serving uses such as quasi-public and institutional uses may also be considered on Parcel O subject to the provision of a unified development plan that indicates the achievement of a high standard of design, and traffic minimization measures that include providing interparcel street connections with adjacent properties, providing at least two points of access to the arterial roadway system, and accommodating the planned interchange at the Beulah Street and Manchester Boulevard intersection. In addition, if Parcel O is fully consolidated with Parcels 91-3((9))1, 2, and 3 under a unified development plan, commercial uses in conjunction with elderly housing and related uses may be considered subject to the following conditions:
- Commercial uses should provide convenient services to visitors, employees, and residents of the elderly housing, such as eating establishments, a bank, medical offices, and a drugstore;
 - Commercial uses should be designed as an integral component of the development and not have the appearance of a commercial strip center;
 - Well-defined pedestrian linkages should be provided that are attractively landscaped, designed to meet the special needs of the elderly, allow opportunities for resting as well as walking, and have safe and convenient access between buildings with minimal crossing of streets and parking areas; and
 - No retail or other commercial uses should be permitted until the elderly housing units are under construction.

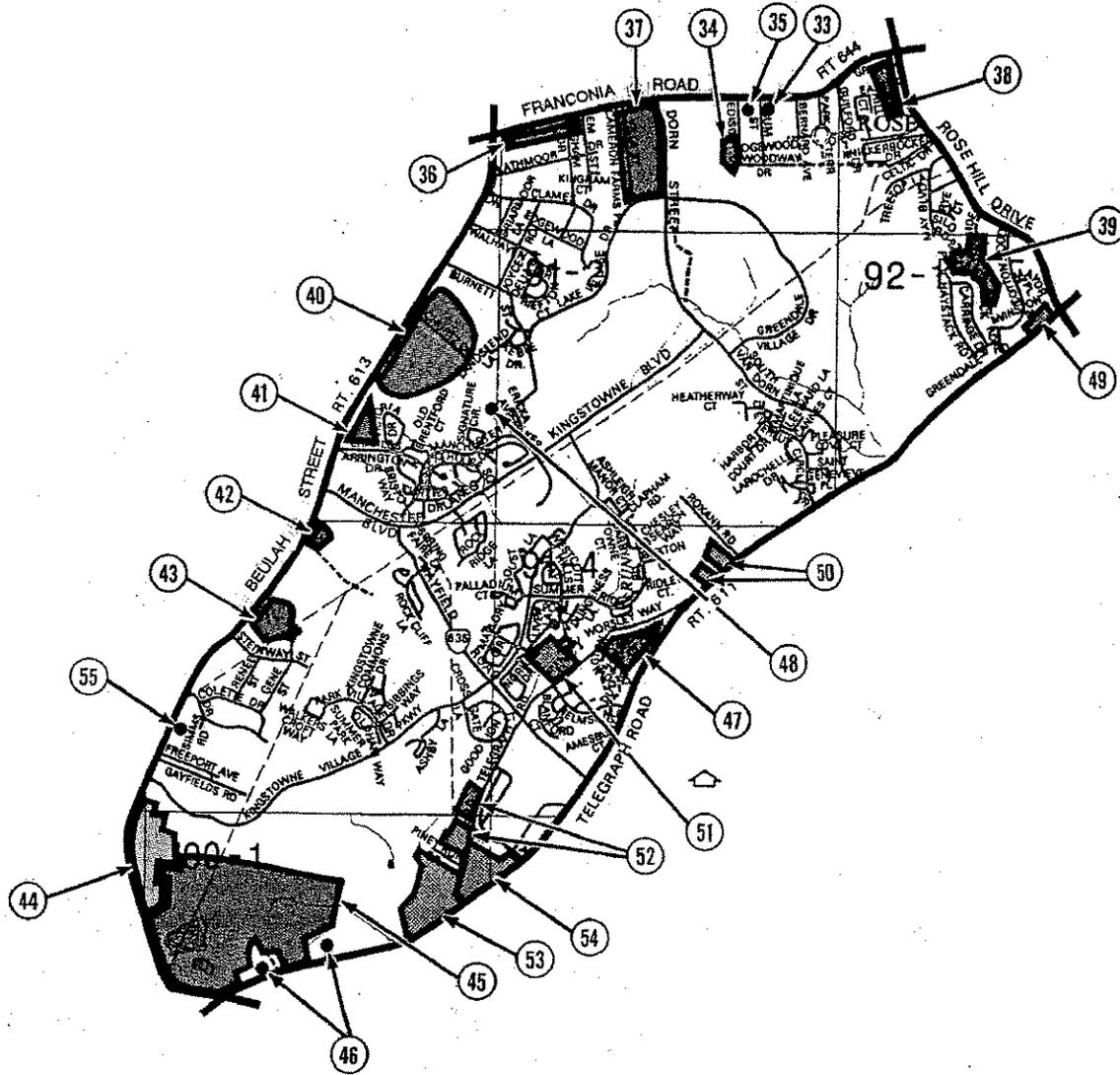
Rest of Sector

Much of the rest of the sector is substantially developed in stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14. The densities planned and approved for Kingstowne and Manchester Lakes are, in many cases, greater than those planned for the residential areas surrounding these developments. These two large developments were approved after extended study and careful consideration of their size and characteristics including the amenities and public improvements provided. Other areas adjacent to or near these developments are planned for lower densities.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 28 indicates the geographic location of land use recommendations for the remainder of this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

32. No additional commercial development along Franconia Road is planned or recommended. Development on existing commercial land should provide extensive greening and buffering and be of a compatible scale in order to protect adjacent stable residential neighborhoods. [Not shown]
33. Parcel 81-4((12))1 in the southeastern quadrant of the intersection of Franconia Road and Gum Street is planned for transitional low-rise office use up to .35 FAR with a substantial landscaped, open space buffer provided adjacent to the existing residential community to the south.
34. Residential uses should be maintained on the parcels east of Thomas Edison High School with development at 2-3 dwelling units per acre.
35. The parcel fronting on Franconia Road between Edison Drive and Gum Street (Tax Map 81-4((4))A) is planned for office use up to .35 FAR. A maximum building height of 40 feet is recommended, and consolidation or coordination with the commercially-zoned parcel to the east to reduce access points on Franconia Road and ensure quality design should be provided.
36. Parcels fronting on the south side of Franconia Road from Franconia Elementary School to east of Em Street, including Parcel 81-4((1))14, are planned for 1-2 dwelling units per acre.
37. The approximately 34-acre area fronting on the south side of Franconia Road from South Van Dorn Street west to the existing institutional use and extending south along the western edge of the lettered parcels to the northern boundary of Kingstowne is planned for 2-3 dwelling units per acre. As an option, residential development at 4-5 dwelling units per acre or a mix of institutional uses at up to .35 FAR and residential use at a density of 4-5 dwelling units per acre may be considered if the following conditions are met:
 - Substantial consolidation of all parcels within Tax Map 81-4((3)) must be achieved;
 - If the option for a mix of institutional and residential uses is exercised, it would be preferable to locate the institutional use on the northern portion of the site adjacent to the Franconia Road frontage, with the residential use arranged to form a transition to the lower density residential development;
 - The wooded slopes and stream valleys of the Dogue Creek headwaters are preserved;
 - Provision for planned transportation improvements, including the applicable portions of a new interchange at Franconia Road and South Van Dorn Street, so that the site's access points and adjacent highways operate at an acceptable level of service. Access should be only from Villa Street and South Van Dorn Street with right turns only at Franconia Road and Villa Street. An extension of Villa Street to Lake Village Drive may be preferable in order to address access needs, provided



LAND USE RECOMMENDATIONS
GENERAL LOCATOR MAP

FIGURE 28

that environmental issues can be adequately addressed at the time of a rezoning application;

- Provision of effective transitions and a substantial buffer along all boundaries with lower density residential development;
- Provision of appropriate internal circulation, both pedestrian and vehicular; and
- Provision of an adequate setback from adjacent highways.

Residential use at a density of 5.5 dwelling units per acre for parcels 81-4((3)) 2C, A1, A-H, J-M, R, S, 10A, 10B, 11, 12, 12A, 12B, and 12C may be appropriate if the following conditions are met in addition to those listed previously:

- Dwellings are of a single family detached unit type;
- Innovative storm water management practices are explored and employed to the extent possible;
- Provision of an area for active recreation within the development is made.

38. The site of the Rose Hill shopping center is planned for continued retail use up to .30 FAR. Although larger in gross floor area than some other neighborhood centers, it functions as a neighborhood shopping center and is constrained by surrounding development. Future improvements to the shopping center should incorporate adequate pedestrian connections to the surrounding neighborhoods and effective screening and buffering to the adjacent residential areas.
39. The vacant parcels within the subdivision west of Rose Hill Drive, along Split Rock Road, Raven Place and Wayside Place, are planned for residential use at 2-3 dwelling units per acre to be compatible with the surrounding community. Development of these parcels may be severely constrained due to steep slopes and slippage-prone soils. The density of development of property in this area may be reduced by the extent of marine clay soils and other environmental constraints.
40. South of Walhaven and north of Manchester Lakes, the parcels fronting on the east side of Beulah Street and along Schurtz Drive are planned for residential use at 3-4 dwelling units per acre. Development above the low end of this range may be considered only if substantial consolidation is achieved resulting in a high quality site design which:
 - Provides appropriate transitions and buffering to adjacent residential and park uses;
 - Demonstrates sensitivity to the environmental constraints and opportunities found in the area;
 - Allows for well designed and coordinated development of any residual properties;
 - Provides coordinated access and pedestrian circulation including connections which facilitate pedestrian and bicycle travel to adjacent park and shopping facilities; and
 - Incorporates appropriate open space and site amenities.

41. The triangular area on the east side of Beulah Street, south of the cemetery, north of Charles Arrington Drive, west of Manchester Lakes, is planned for institutional use.
42. Immediately north of Beulah Park, the three residential parcels (Tax Map 91-3((9))1, 2 and 3) are planned for continued residential use at 1-2 dwelling units per acre. As an alternative, incorporation into the elderly housing/similar uses development to their immediate east may be considered if all three parcels are consolidated.
43. Parcels 91-3((8))1, A and B are planned for residential use at 1-2 dwelling units per acre to be compatible with the existing residential neighborhood to the south.
44. The parcels along the east side of Beulah Street, south of Kingstowne Village Parkway and north of the Hilltop landfill, are planned for residential use at 1-2 dwelling units per acre. As an option, development at 3-4 dwelling units per acre may be considered if development achieves substantial parcel consolidation and provides consolidated access, adequate internal circulation, and interparcel access if appropriate.
45. At such time as the Hilltop landfill ceases operation and is properly reclaimed, any alternative use of the site will require extensive review and significant engineering measures. The property is planned for private recreation; however, residential use at 2-3 dwelling units per acre may be considered on portions of the property if sufficient documentation can be provided to verify that the landfill site is suitable and safe for building. Restoration or re-use of any historic structures on the property should be explored.
46. Parcels 100-1((1))14, 15, 17, 19, 20, and 23A are planned for private recreation with an option for residential use at 2-3 dwelling units per acre. It is recommended that they be consolidated, with any private recreation development that takes place on the site of the Hilltop landfill. A commercial recreation facility may be appropriate on the southern part of parcel 23A with screening sufficient to minimize its off-site impacts. If parcels 19 & 20 are consolidated and develop independently of the recreational area, interparcel access to parcel 23A should be provided.
47. The property between Telegraph and Old Telegraph Roads, north of the Hayfield View subdivision and south of the northern junction of those two roads, is planned for residential use at 4-5 dwelling units per acre. Development on the property should incorporate substantial parcel consolidation to facilitate an effective realignment of the Telegraph Road/Old Telegraph Road junction to current design standards. The high end of the planned density range may only be considered if construction of the new alignment and intersection is provided. Additionally, such development should cluster the dwellings and include effective landscape treatment and consolidated open space areas.
48. The approximately 12-acre parcel located north of Manchester Lakes Drive (Tax Map 91-1((1))80) is planned for residential use at 3-4 dwelling units per acre. As an option, residential single-family attached dwellings at 4-5 dwelling units per acre may be appropriate if the following conditions are met:
 - Provision of community amenities, particularly improvements to open space, pedestrian and road systems, trails and/or sidewalks to connect with the park and

the adjacent community. Any proposal should provide for materials, heights and a building scale similar to the nearby Manchester Lakes townhouse development.

These features should help to integrate the development of this parcel within the larger Manchester Lakes community.

- Dedication of land and/or the provision of open space and recreational facilities and other amenities to support the development of the existing public park in the area.
- Provision of vegetated buffers to the abutting public park to minimize the visual impact of new houses and rear yards on the adjacent park.

As a further option, residential single-family attached dwellings at 5-8 dwelling units per acre, not to exceed 94 dwelling units, may be appropriate if the following conditions are met:

- The three conditions set forth above to qualify for development at 4-5 dwelling units per acre, plus:
- The development addresses public facility needs in the Manchester Lakes area in a manner substantially equivalent to the contributions made in Manchester Lakes Rezoning (PCA 82-L-030-2).

49. Tax Map 92-1((6))A to the south of Rose Hill Drive is planned for residential use at 2-3 dwelling units per acre. The site is within a larger area characterized by marine clay soils. In recognition of the extensive amount of the slippage-prone soils, development of this parcel should not exceed the low end of the range. Development plans should demonstrate that erosion improvements are incorporated. The density of development of property in this area may be reduced by the extent of marine clay soils and other environmental constraints.
50. Parcels (91-4((1))13 and 14) slightly south of Roxann Road are planned for residential use at 2-3 dwelling units per acre. Any development will be constrained by slippage prone soils. Development plans should demonstrate that stormwater / groundwater management measures are incorporated that mitigate any impact upon other properties adjoining these parcels and across Telegraph Road.
51. Parcels 91-4((1))21, 23 and 24 along Old Telegraph Road include a stream valley that is in the Chesapeake Bay Resource Protection Area. The area is planned for public park.
52. Parcels 100-1((1))28, 29, 30, 91-3((1))66, 67 & 68 are planned for residential use at 2-3 dwelling units per acre. The area has numerous environmental constraints, including some slippage-prone marine clay soils and some areas in the Chesapeake Bay Resource Protection Area. Development of this area should occur at the low end of the plan range, unless significant consolidation and environmental mitigation is provided.
53. Parcels 100-1((1))22, ((6))1, ((7))1, ((8))1 & A are planned for residential use at 2-3 dwelling units per acre. The area has numerous environmental constraints, including some slippage-prone marine clay soils and some areas in the Chesapeake Bay Resource Protection Area. Development in this area should occur at the low end of the Plan range,

unless significant consolidation and environmental mitigation is provided, as well as unified access to Telegraph or Old Telegraph Roads.

54. The corner area between Telegraph Road and Old Telegraph Road (TM 100-1((4)) 1, 100-1((2))1, 2 & 3, 100-1((9))A, 1 & 2 and 100-2((1))1, 1A & 1B) is planned at 2-3 dwelling units per acre. Any development in this area should be at the low end of the Plan range, unless significant consolidation is achieved and access is unified and oriented to Old Telegraph Road. Parcels 100-2((1))1, 1A & 1B are currently developed as retail and other uses under the current zoning. These uses are appropriate at an intensity of up to .20 FAR.

As an option, Tax Map Parcels 100-2 ((1)) 1 and 100-1 ((9)) 3 and 4 may be appropriate for expansion of the existing animal hospital up to .20 FAR and for residential use at 2-3 du/ac with the following conditions:

- Adequate screening and buffering should be provided to all adjacent residential development; solid barriers and landscaping are recommended to reduce impacts from the expanded animal hospital;
 - Expansion of the animal hospital should incorporate appropriate building materials, lighting levels and hours of operation to minimize impacts from parking areas, lighting and new construction on adjacent residential areas;
 - Outdoor animal shelters are not appropriate given the proximity to residential use; and
 - Residential development on Tax Map 100-1 ((9)) 3 and 4 should be oriented towards Old Telegraph Road and should have sufficient lot area to facilitate effective transition to the adjacent animal hospital.
55. Parcels 91-3((1)) 31-39, 40A, 44B, 45-50 to the east of Beulah Street and north of Kingstowne Village Parkway are planned for residential use at 1-2 dwelling units per acre. As an option, these parcels may be considered for residential use at 2-3 dwelling units per acre provided that the parcels are consolidated, access is provided via Brocketts Crossing and Gayfield Road.

Transportation

Transportation recommendations for this sector are shown on Figures 29 and 30. In some instances, site specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans and, interchange impact areas. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

Design plans for improvement of Telegraph Road north of South Kings Highway should reflect the historic, environmentally sensitive, and stable single-family nature of this corridor. Environmental issues such as marine clay soils, should be considered carefully in any plan for widening Telegraph Road. These sensitive areas should be left undisturbed to the extent possible during any construction.

Because of these environmental concerns and development patterns and due to the need for access for existing residents from the large number of driveways, cul-de-sacs and feeder streets, a maximum width of three lanes should be the primary consideration for any improvement of the section of Telegraph Road between Franconia Road and South Kings Highway. The use of Telegraph Road as an alternative to through traffic on I-95 and Route 1 should be discouraged.

Evaluate the section of Old Telegraph Road running north and south from Hayfield Road for improved intersection safety, traffic calming measures, added street parking and bus access at Hayfield Secondary School and other appropriate measures to reduce vehicle speed and discourage cut through traffic.

Demands for ancillary facilities; e.g. sidewalks, trails, fiber optics, added to these concerns can have major impacts on the right of way. Creative design, best engineering methods, and traffic engineering should be reviewed. Wherever possible the right of way should be minimized.

Heritage Resources

The Mount Calvary Community Church, on the east side of Beulah Street north of Manchester Lakes, and the old structure near the southern tip of the Hilltop landfill property should be surveyed for possible inclusion on the Fairfax County Inventory of Historic Sites.

Public Facilities

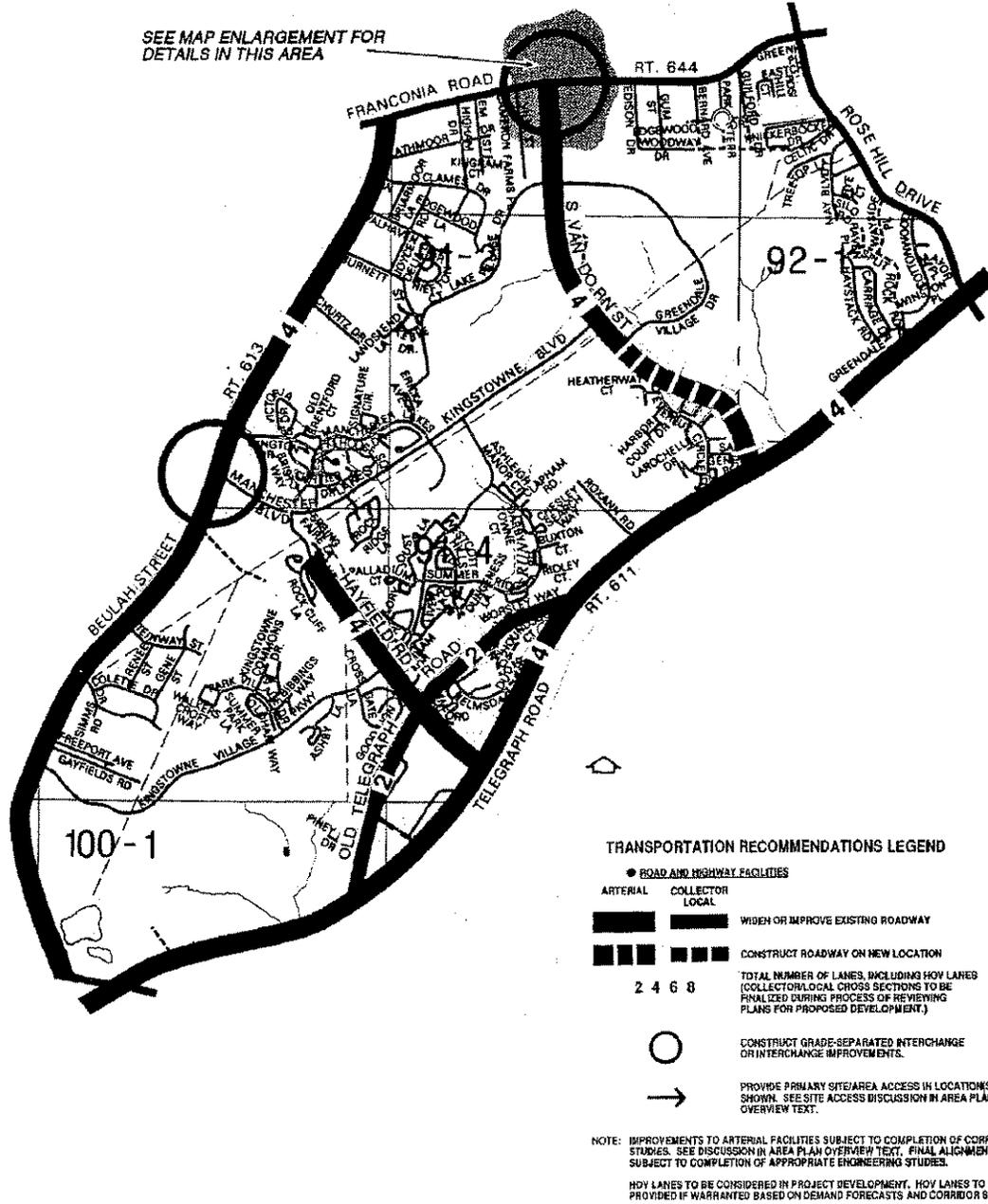
1. To serve the needs of the growing senior adult population, locate a senior center in the sector.

Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 31. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

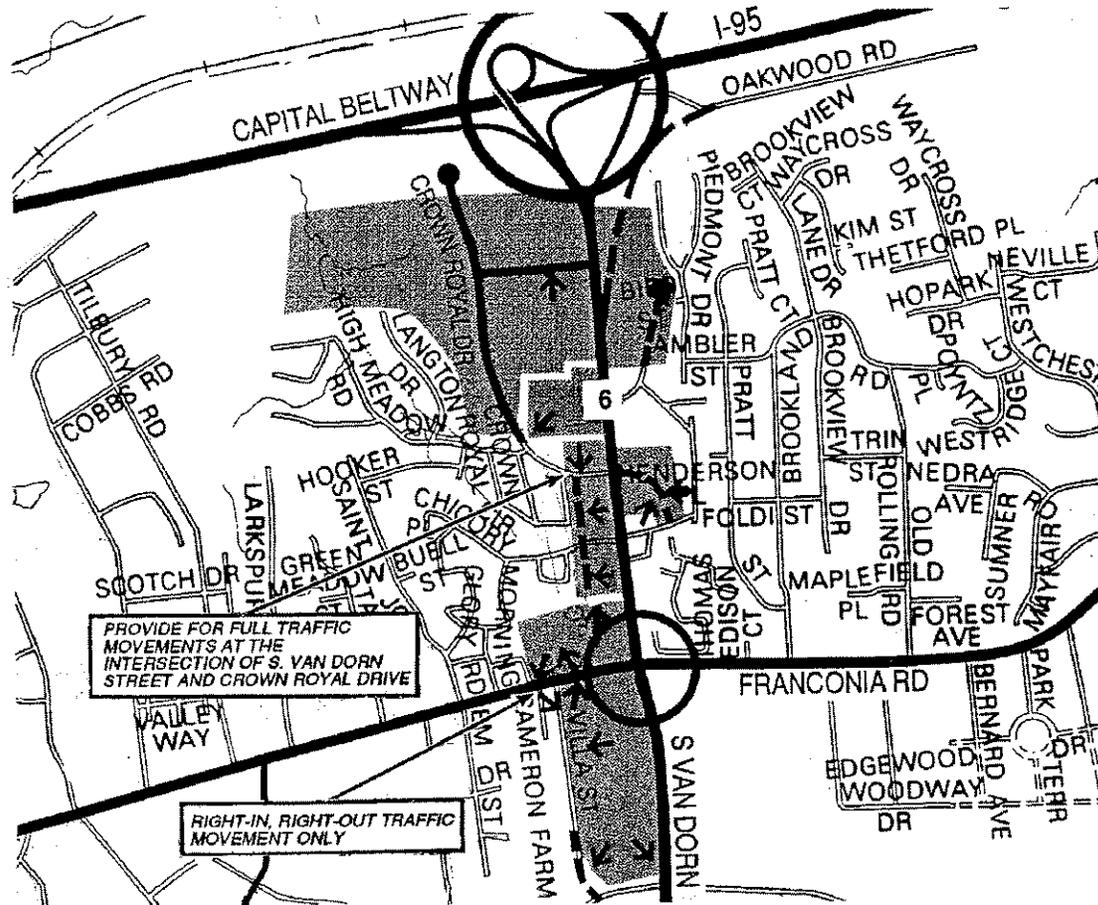
Trails

Trails planned for this sector are delineated on Figure 32 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. Specific construction requirements are detailed in the Public Facilities Manual.



TRANSPORTATION RECOMMENDATIONS

FIGURE 29



TRANSPORTATION RECOMMENDATIONS LEGEND

- ROAD AND HIGHWAY FACILITIES
 - ARTERIAL COLLECTOR LOCAL
 - WIDEN OR IMPROVE EXISTING ROADWAY
 - CONSTRUCT ROADWAY ON NEW LOCATION
 - 2 4 6 8 TOTAL NUMBER OF LANES, INCLUDING HOV LANES (COLLECTOR/LOCAL CROSS SECTIONS TO BE FINALIZED DURING PROCESS OF REVIEWING PLANS FOR PROPOSED DEVELOPMENT.)
 - CONSTRUCT GRADE-SEPARATED INTERCHANGE OR INTERCHANGE IMPROVEMENTS.
 - ↑ PROVIDE PRIMARY SITE/AREA ACCESS IN LOCATION(S) SHOWN. SEE SITE ACCESS DISCUSSION IN AREA PLAN OVERVIEW TEXT.
- NOTE: IMPROVEMENTS TO ARTERIAL FACILITIES SUBJECT TO COMPLETION OF CORRIDOR STUDIES. SEE DISCUSSION IN AREA PLAN OVERVIEW TEXT. FINAL ALIGNMENTS SUBJECT TO COMPLETION OF APPROPRIATE ENGINEERING STUDIES.
- HOV LANES TO BE CONSIDERED IN PROJECT DEVELOPMENT. HOV LANES TO BE PROVIDED IF WARRANTED BASED ON DEMAND FORECASTS AND CORRIDOR STUDY.

ACCESS MANAGEMENT AND CIRCULATION IN THE SOUTH VAN DORN STREET CORRIDOR **FIGURE 30**

FIGURE 31
PARKS AND RECREATION RECOMMENDATIONS
SECTOR RH4

PARK CLASSIFICATION	RECOMMENDATIONS
NEIGHBORHOOD PARKS:	
Tara Village	No development is currently planned for this park.
COMMUNITY PARKS:	
Beulah	Upgrade existing facilities in accordance with the approved master plan. (Also noted in Land Use Recommendations.)
Manchester Lakes Park Kingstowne Park	Initiate a master planning process and develop for active recreation in accordance with the approved plan. (Also noted in Land Use Recommendations.) New parkland and recreation facilities to serve the Kingstowne community are needed and planned. (Also noted in Land Use Recommendations.)
DISTRICT PARKS:	
	This sector lies within the service area of Lee District Park.
COUNTYWIDE PARKS:	
Greendale Golf Course	If suitable land becomes available, develop additional golf-related facilities.
Dogue Creek Stream Valley	Ensure protection of EQC and public access to stream valley through acquisition of land and/or open space easements on privately owned property where appropriate.

TRAILS PLAN MAP FOR THIS SECTOR
UNDER CONSTRUCTION

SEE THE 1" = 4000' SCALE
COUNTYWIDE TRAILS PLAN MAP

ATTACHMENT A

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

NOMINATION ATTACHMENT
PROPOSED COMPREHENSIVE PLAN TEXT

RH4-Lehigh Community Planning Sector

RECOMMENDATIONS:

Rest of Sector:

43. Parcels 91-3((8))1, A and B are planned for residential use at 1-2 dwelling units per acre to be compatible with the existing residential neighborhood to the south.

Proposed New Paragraph:

56. If Parcels 91-3((8)) A, B, 1, 2, 3, 4, and 5A are consolidated for the purpose of providing a coordinated development, residential use at 5-6 dwelling units per acre is appropriate if the following conditions are satisfied:

- **Consolidation of all seven parcels;**
- **Reduction of the number of curb cuts providing access to the subject properties through the consolidation of access points, such that no access point is provided on Beulah Road and no more than two access points are provided on Steinway Street;**
- **Maximum height of 35' to permit compatibility with the neighboring single family detached homes; and**
- **Effective visual screening along the eastern boundary of the property to buffer the neighboring homes.**

**RH4 LEHIGH COMMUNITY PLANNING SECTOR
LEE DISTRICT-ROSE HILL PLANNING DISTRICT
COMPREHENSIVE PLAN AMENDMENT
STATEMENT OF JUSTIFICATION**

I. INTRODUCTION AND OVERVIEW

Beulah Street Properties, LLC (the “Applicant”), is the owner of five properties on Beulah Street and two adjacent properties on Steinway Street in the Lee District of Fairfax County. The seven contiguous properties are located east of Beulah Street, north of Steinway Street, west of Gene Street, and south of Kingstowne Commons Drive and are identified on the Fairfax County Tax Map as 91-3 ((8)) A, B, 1, 2, 3, 4, and 5A (collectively, the “Property”). The 10.98 acre Property is within the Lehigh Community Planning Sector in the Rose Hill Planning Sector of Area IV of the Fairfax County Comprehensive Plan. The Applicant requests approval of a Comprehensive Plan Amendment to permit an option to increase the current planned density of the Property from 1 to 2 dwelling units per acre to 5 to 6 dwelling units per acre provided that the parcels are consolidated.

II. COMPREHENSIVE PLAN AMENDMENT

The Property is within the RH4 Lehigh Community Planning Sector in the Rose Hill Planning District. The Comprehensive Plan text provides that the northernmost portion of the Property (Parcels A, B, and 1) is planned for residential use at 1 to 2 dwelling units per acre. Aside from this text, the Comprehensive Plan provides no specific guidance for the remaining parcels that constitute the Property. The Plan Map indicates that the entire Property is planned for residential use at 1 to 2 dwelling units per acre. Given the higher density residential and commercial uses in the area, the Property seems appropriate for residential use at a higher density than the current Plan language permits.

A. Existing Zoning & Development

The Property is currently zoned R-1 Residential District. The Property is vacant, except for Parcels A and 5A, which currently have a single family detached dwelling unit located on each lot.

B. Proposed Option for Increased Density

The Applicant seeks approval of a Comprehensive Plan Amendment to permit the addition of an option for increased density on the Property. Specifically, the proposed option would permit density of 5 to 6 dwelling units/acre, which would allow up to 60 dwelling units on the Property. As indicated in Attachment A, development of the Property under the proposed option would require satisfaction of a number of requirements to ensure compatibility and integration with the nearby residential and commercial uses. These requirements include the following:

1. Consolidation of all seven parcels;

2. Reduction of the number of curb cuts providing access to the subject properties through the consolidation of access points, such that no access point is provided on Beulah Road and no more than two access points are located on Steinway Street;
3. Maximum height of 35' to permit compatibility with the neighboring single family detached homes; and
4. Effective screening along the eastern property line to buffer the existing homes.

By permitting the Property to develop at a slightly higher density as proposed, and requiring that the above criteria be addressed, the Plan designation for the Property will better achieve the overall Plan objectives for this area. The Land Use recommendations indicate that infill development within the Sector should be compatible in type, use and intensity with stable residential communities. Parcel consolidation is also recommended in the Plan to provide for projects that function in a "well-designed, efficient manner."

Providing an option for increased residential density will permit the consolidated parcels that constitute the Property to be developed with a functional, well-designed development that is compatible in type, use and intensity with the adjoining Kingstowne South community and the nearby Windsor Park community. The proposed density of five to six dwelling units per acre will offer a more gradual transition from the C-5 and R-8 zoning west of the Property to the PDH-4 and R-1 zoning to the east of the Property and will encourage development of a coordinated, consolidated project rather than piecemeal infill development.

III. CONCLUSION

The Applicant's proposed Comprehensive Plan Amendment improves upon the existing Plan recommendation by providing an alternative option for development that is currently not permitted under the Plan guidance. This low density development option will permit development that will be better integrated and more compatible with the neighboring residential community as well as the surrounding commercial properties. The Applicant respectfully requests the support of the Comprehensive Plan Amendment by the APR Task Force, County Staff and the Planning Commission and approval by the Board of Supervisors.

254530 v3/RE

September 13, 2005

By Certified Mail

Beulah Street Properties, LLC
109 Interpromontory Road
Great Falls, VA 22066 3218

Re: Property Address: 6324 Steinway Street
Tax Map: 91-3 ((8)) 5A
Mason District

Dear Property Owner:

You are listed in the real estate records of Fairfax County, Virginia as the owner(s) of the property described above. The purpose of this letter is to notify you that our firm will be nominating a number of properties (including your property) for an amendment to the Fairfax County Comprehensive Plan. This nomination will be part of the South County Area Plans Review ("APR") of the Comprehensive Plan. The Fairfax County Planning Commission will consider this nomination for a possible amendment of the land use designation. **This nomination is not a proposal to rezone or change any of the approved site, building or zoning plans you may currently have on your property.**

The County's APR process involves the review of various nominations to the Comprehensive Plan. A Board appointed Task Force, County staff and the Planning Commission will review each nomination before the Board of Supervisors makes the ultimate decision on the proposed change to the Plan. For additional information on the County's APR process and the South County cycle, I would encourage you to review the County's Citizen's Guide (<http://www.co.fairfax.va.us/dpz/apr/citizensguide.pdf>).

The current Comprehensive Plan designation for your property is for single family residential use at one to two dwelling units per acre. We propose that the Plan be amended to allow single family residential use of five to six dwelling units per acre.

Enclosed for your review are copies of the application materials that have been submitted to the County, including the following:

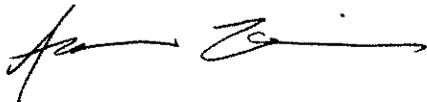
- A copy of the Plan Amendment Nomination form;

Page Two

- A tax map identifying the properties subject to the Comprehensive Plan Amendment Nomination;
- A copy of the existing Comprehensive Plan language;
- A copy of the Comprehensive Plan language proposed with this nomination. This document is redlined, so you can clearly see the text proposed to be deleted or added to the current Plan language; and
- A statement indicating the justification for the proposed Plan amendment.

Please feel free to contact me at (703) 456-8075 if you would like to discuss the nomination any further or if I can answer any questions. If you have questions about the Plan Review Process itself, please feel free to contact the Planning Commission Office at (703) 324-2865 or at 12000 Government Center Parkway, Suite 330, Fairfax, VA 22035. Thank you.

Sincerely,



Andrew R. Levinson

Enclosures

254406 v1/RE

Cooley Godward LLP

ATTORNEYS AT LAW

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Palo Alto, CA
650 843-5000
San Diego, CA
858 550-6000
San Francisco, CA
415 693-2000

September 13, 2005

By Certified Mail

Beulah Street Properties, LLC
c/o David Mastran Un 1015
109 Interpromontory Road
Great Falls, VA 22066 3218

ANDREW R. LEVINSON
(703) 456-8075
alevinson@cooley.com

Re: Property Address: 6328 Steinway Street
Tax Map: 91-3 ((8)) 4
Mason District

Dear Property Owner:

You are listed in the real estate records of Fairfax County, Virginia as the owner(s) of the property described above. The purpose of this letter is to notify you that our firm will be nominating a number of properties (including your property) for an amendment to the Fairfax County Comprehensive Plan. This nomination will be part of the South County Area Plans Review ("APR") of the Comprehensive Plan. The Fairfax County Planning Commission will consider this nomination for a possible amendment of the land use designation. **This nomination is not a proposal to rezone or change any of the approved site, building or zoning plans you may currently have on your property.**

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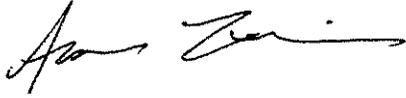
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Sincerely,



Andrew R. Levinson

Enclosures

254404 v1/RE

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650 843-5000
San Diego, CA
858 550-6000
San Francisco, CA
415 693-2000

www.cooley.com

September 13, 2005

By Certified Mail

Beulah Street Properties, LLC
c/o David Mastran
109 Interpromontory Road
Great Falls, VA 22066 3218

ANDREW R. LEVINSON
(703) 456-8075
alevinson@cooley.com

Re: Property Address: 7213, 7221, 7301, 7313, and 7317 Beulah Street
Tax Map: 91-3 ((8)) A, B, 1, 2, 3
Mason District

Dear Property Owner:

You are listed in the real estate records of Fairfax County, Virginia as the owner(s) of the property described above. The purpose of this letter is to notify you that our firm will be nominating a number of properties (including your property) for an amendment to the Fairfax County Comprehensive Plan. This nomination will be part of the South County Area Plans Review ("APR") of the Comprehensive Plan. The Fairfax County Planning Commission will consider this nomination for a possible amendment of the land use designation. **This nomination is not a proposal to rezone or change any of the approved site, building or zoning plans you may currently have on your property.**

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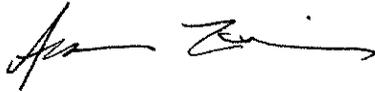
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Sincerely,



Andrew R. Levinson

Enclosures

254398 v1/RE

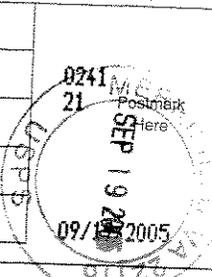
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 City, State, ZIP+4 **Great Falls, VA 22066** (A.L.)

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 City, State, ZIP+4 **109 Interpromontory Road**
Great Falls, VA 22066 3218 (A.L.)

PS Form 3800, June 2002 See Reverse for Instructions

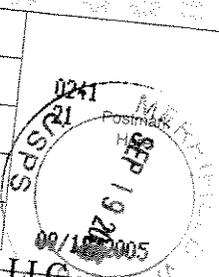
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 City, State, ZIP+4 **109 Interpromontory Road**
Great Falls, VA 22066 3218 (A.L.)

PS Form 3800, June 2002 See Reverse for Instructions

Hada, JayJeev

From: Levinson, Andrew [alevinson@cooley.com]
Sent: Thursday, October 20, 2005 3:39 PM
To: Hada, JayJeev
Cc: Zahm, Hillary
Subject: RE: Propsed density clarification

Jayjeev,
Thanks for the email. I apologize for the confusion. We're going to go with 5-8 du/ac. Thanks again.

Andrew R. Levinson

Associate
Cooley Godward LLP ♦ One Freedom Square ♦ Reston Town Center
11951 Freedom Drive ♦ Reston, VA 20190-5656
Direct: 703-456-8075 ♦ Fax: 703-456-8100
Bio: www.cooley.com/levinson ♦ Practice: www.cooley.com/realestate

From: Hada, JayJeev [mailto:JayJeev.Hada@fairfaxcounty.gov]
Sent: Thursday, October 20, 2005 12:05 PM
To: Levinson, Andrew
Subject: Propsed density clarification

Dear Mr. Levinson,

As mentioned earlier over the phone, the Comprehensive Plan designations for residential uses range as follows:

1-2, 2-3, 3-4, 5-8, 8-12, 12-16, 16-20, 20+

Your proposed density needs to be changed to either 4-5 du/ac or 5-8 du/ac. If your intended density is between 5 and 6, you can propose a 5-8 for nomination filing purposes and then negotiate the intended density during the Task Force meeting.

If you have further questions please do not hesitate to call me at 703 324 1353.

Thank You.

Jayjeev Hada
Planner II
PD, DPZ

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APR# 05-IV-1RH
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10/25/2005