

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

Staff Use Only	
Date Received:	9/21/05
Date Accepted:	_____
Planning District:	_____
Special Area:	_____

SECTION 1: NOMINATOR/AGENT INFORMATION

Lisa M. Chiblow, agent on behalf
Name: _____ of Christopher Land, LLC Daytime Phone: (703) 712-5364

Address: McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800, McLean, VA 22102

Nominator E-mail Address: lchiblow@mcguirewoods.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):

See Table 1 and attachments

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

Agent for Christopher Land, LLC

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 26

Total aggregate size of all nominated parcels (in acres and square feet): 483,773 sq. ft. 11.11 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/dpz/.

See Exhibit A

Current Plan Map Designation:

1-2 dwelling units per acre

Proposed Comprehensive Plan Designation:

Mixed use to include office, retail and residential at a maximum 1.25 FAR

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. Max. 1.25 FAR</p>	
Categories	Percent of Total FAR
Office	70%
Retail	20%
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	10%
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	
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

Table 1

APR Nomination: Lewin Park							
Neighborhood Consolidation: Yes							
Nomination Information	Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Parcel	Parcel Size (Ac.)	Signature of Owner	Signature of Owner Petition Attached or Receipt Number
1.	91-1-((4))-1	William J. Green Effie M. Green	6324 Lewin Drive	6324 Lewin Drive Alexandria, VA 22310	0.5002	7004-2510-0000-1383-3092	
2.	91-1-((4))-2	Ali R. Kilinc Laura R. Killinc	6320 Lewin Drive	7801 Blackacre Road Clifton, VA 20124	0.5092	7004-2510-0000-1383-3122	
3.	91-1-((4))-3	Robert J. Hartman Judith A. Hartman	6316 Lewin Drive	6316 Lewin Drive Alexandria, VA 22310	0.5075	Signature Attached	
4.	91-1-((4))-4	Heirs of Mary Jane Scherzer	6312 Lewin Drive	6312 Lewin Drive Alexandria, VA 22310	0.5075	7004-2510-0000-1383-3115	
5.	91-1-((4))-5	Diane L. Beachy	6308 Lewin Drive	6308 Lewin Drive Alexandria, VA 22310	0.5075	Signature Attached	
6.	91-1-((4))-6	Harvest Enterprises	6908 Arco Street	10808 B Henderson Rd. Fairfax Station, VA 22039	0.5000	Signature Attached	
7.	91-1-((4))-7	Metro Park LLC	6912 Arco Street	6551 Loisdale Court Suite 9000 Springfield, VA 22150	0.5001	7004-2510-0000-1383-3108	
8.	91-1-((4))-8	Shazack Ali Maureen Ali	6907 Arco Street	6907 Arco Street Alexandria, VA 22310	0.5000	Signature Attached	
9.	91-1-((4))-9	William J. Shuttleworth Jennifer C. Shuttleworth	6524 Lewin Drive	6254 Lewin Drive Alexandria, VA 22310	0.5001	Signature Attached	
10.	91-1-((4))-10	Meredith Park LLC	6248 Lewin Drive	1725 I Street, NW Washington, DC 20006	0.5002	Signature Attached	
11.	91-1-((4))-11	Reginald M. Roberts Mark A. Roberts	6254 Lewin Drive	319 Westview Court Vienna, VA 22180	0.5000	Signature Attached	
12.	91-1-((4))-13	Meredith MM Foundation	6323 Lewin Drive	1725 I Street, NW Washington, DC 20006	0.2977	Signature Attached	
13.	91-1-((4))-14	Meredith MM Foundation	6319 Lewin Drive	1725 I Street, NW Washington, DC 20006	0.2882	Signature Attached	
14.	91-1-((4))-15	Meredith MM Foundation	6315 Lewin Drive	1725 I Street, NW Washington, DC 20006	0.3151	Signature Attached	
15.	91-1-((4))-16	Meredith MM Foundation	6315 Lewin Drive	1725 I Street, NW Washington, DC 20006	0.3443	Signature Attached	

Table 1

16.	91-1-((4))-17	Meredith MM Foundation	6307 Lewin Drive	1725 I Street, NW Washington, DC 20006	0.3535	Signature Attached
17.	91-1-((4))-18	Meredith MM Foundation	6301 Lewin Drive	1725 I Street, NW Washington, DC 20006	0.5000	Signature Attached
18.	91-1-((4))-19	Meredith MM Foundation	6918 Arco Street	1725 I Street, NW Washington, DC 20006	0.2542	Signature Attached
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23.	91-1-((4))-24	Robert W. Jones, Jr.	6922 Beulah Street	6922 Beulah Street Alexandria, VA 22310	0.4552	Signature Attached
24.	91-1-((4))-25	Thomas G. Watkins, Jr. Lois J. Watkins	6926 Beulah Street	6926 Beulah Street Alexandria, VA 22310	0.4367	Signature Attached
25.	91-1-((4))-500	James O. Shepard Priscilla M. Shepard Judith Woods, Executor	6914 Beulah Street	232 W. Tazwell's Way Williamsburg, VA 23185	0.0004	Signature Attached
26.	91-1-((4))-501	James O. Shepard Priscilla M. Shepard Judith Woods, Executor	6910 Beulah Street	232 W. Tazwell's Way Williamsburg, VA 23185	0.5393	Signature Attached
Total Acreage					11.1059	
% of Acreage Supportive of Nomination					77.27%	
% of Property Owners Within Nomination Area That signed Petition					80.77%	

7/279989

Exhibit A

Land Unit C

"The Lewin Park community is planned for residential use at 1-2 dwelling units per acre. Land Unit A, to the west, is planned for residential use with an option for office use, while Land Unit B, to the north, is recommended for residential use with office uses as an option. If the optional uses for Land Unit B are approved through a rezoning, then office, hotel, and support retail uses at up to .55 FAR may be appropriate for Land Unit C if they following conditions are satisfied:

- The parcels in the land are substantially and logically consolidated;
- The Guidelines for Neighborhood Redevelopment as provided in the Policy Plan are met; and
- Right-of-way is dedicated for the planned Beulah Street/Franconia-Springfield Parkway interchange."

JUSTIFICATION FOR AREA PLAN REVIEW NOMINATION BY
CHRISTOPHER LAND, LLC FOR
LEWIN PARK PROPERTIES

Executive Summary

The Nominator, Christopher Land, LLC proposes to replan remaining portions of the subdivision commonly known as "Lewin Park" to encourage a type and pattern of development that is more in character with surrounding existing and planned uses.

Description of Nomination Property

The Nomination includes approximately 11.11 acres of land generally located at the intersection of Beulah Road and the Fairfax County Parkway. While the Nomination Properties are currently undeveloped or developed with single family detached units, abutting land to the north, west and east across Beulah Road is developed with office and commercial uses having an intensity significantly above the current land use pattern on the Nomination Property.

Description of Request

The Nominator proposes to replan the property to allow an office oriented mixed-use concept at a Floor Area Ratio (FAR) not to exceed 1.25. It is envisioned that office would be the predominant land use in this concept and would comprise approximately 70% or more of the likely FAR. The Nominator also envisions appropriate support retail type uses utilizing approximately 20% of the FAR. Lastly, the Nominator proposes a very limited residential option to include no more than 10% of the FAR with the further stipulation any such residential use be integrated with commercial component and not be delivered until the predominant office or commercial related uses are established.

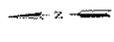
Basis for Request

In summary form, reflect the historic planning on the property, the Nomination proposes to maximize opportunities for a successful office complex. A wide range of economic factors and changes to the area's economy have created increasing interest in office opportunities in and around Springfield. Preliminary market research by the Nominator indicates the site could be a candidate for possible government or government contracting types of tenants that are gradually relocating away from more traditional locations in Arlington and Crystal City. Enhancing the opportunity for office use also makes good sense, given the site's reasonable proximity to the Joe Alexander Transportation Center. Under a replanning and redevelopment scenario, the Nominator would commit to develop pedestrian, bicycle and shuttle type links to the Metro Rail station. The Nomination intends to capitalize on these collective opportunities to ensure that the amount of office space generally mirrors that on adjacent land, as designed in a way to maximize its opportunity for success.

This Nomination will yield a general type, pattern and intensity of office development that generally mirrors that associated with the so-called "Metro Park" development located immediately to the north and west. It is noteworthy that while Metro Park was developed under the current Comprehensive Plan Recommendations, due to a variety of density credit type scenarios, Metro Park is actually developed at an effective FAR of .84. The allocation of office use in this proposal mirrors .84 FAR that exists in Metro Park, and accordingly, should yield an overall bulk and intensity of development that is equivalent to that which is established.

Regarding the secondary retail and commercial uses, history and experience show that, in the current market, successful office environment demands the provision of convenient service and entertainment type uses for office tenants. The strategic incorporation of proper amounts of retail use also provides benefit to the area's growing residential population. Consistent with good planning, the Nominator envisions the majority of the supportive retail uses would be strategically incorporated into the principal office buildings wherever possible. From a planning standpoint, this creates an efficiency in the site layout and also encourages opportunities for reasonable open space within the development.

As noted above, any residential development will be limited in scale and not delivered until the fundamental office and employment uses are established. From a planning standpoint, a small and reasonable amount of residential development could provide additional support and vitality for the retail and commercial uses that are necessary to create the high quality office environment that the market demands.



GENERAL NOTES

1. This map is a preliminary map and is subject to change without notice.

2. The boundaries of the various districts are shown by a thick black line.

3. The boundaries of the various lots are shown by a thin black line.

4. The boundaries of the various streets are shown by a dashed line.

5. The boundaries of the various parks are shown by a hatched pattern.

6. The boundaries of the various water bodies are shown by a wavy pattern.

7. The boundaries of the various utility lines are shown by a dotted pattern.

8. The boundaries of the various other features are shown by a solid black line.

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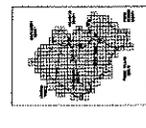
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ADMINISTRATIVE INDEX

90-4 R1-1 R1-4
90-2 R1-1 R1-2
90-4 R1-1 R1-4

PROPERTY MAP
ZONING
91-1
Revised to: 06/07/05

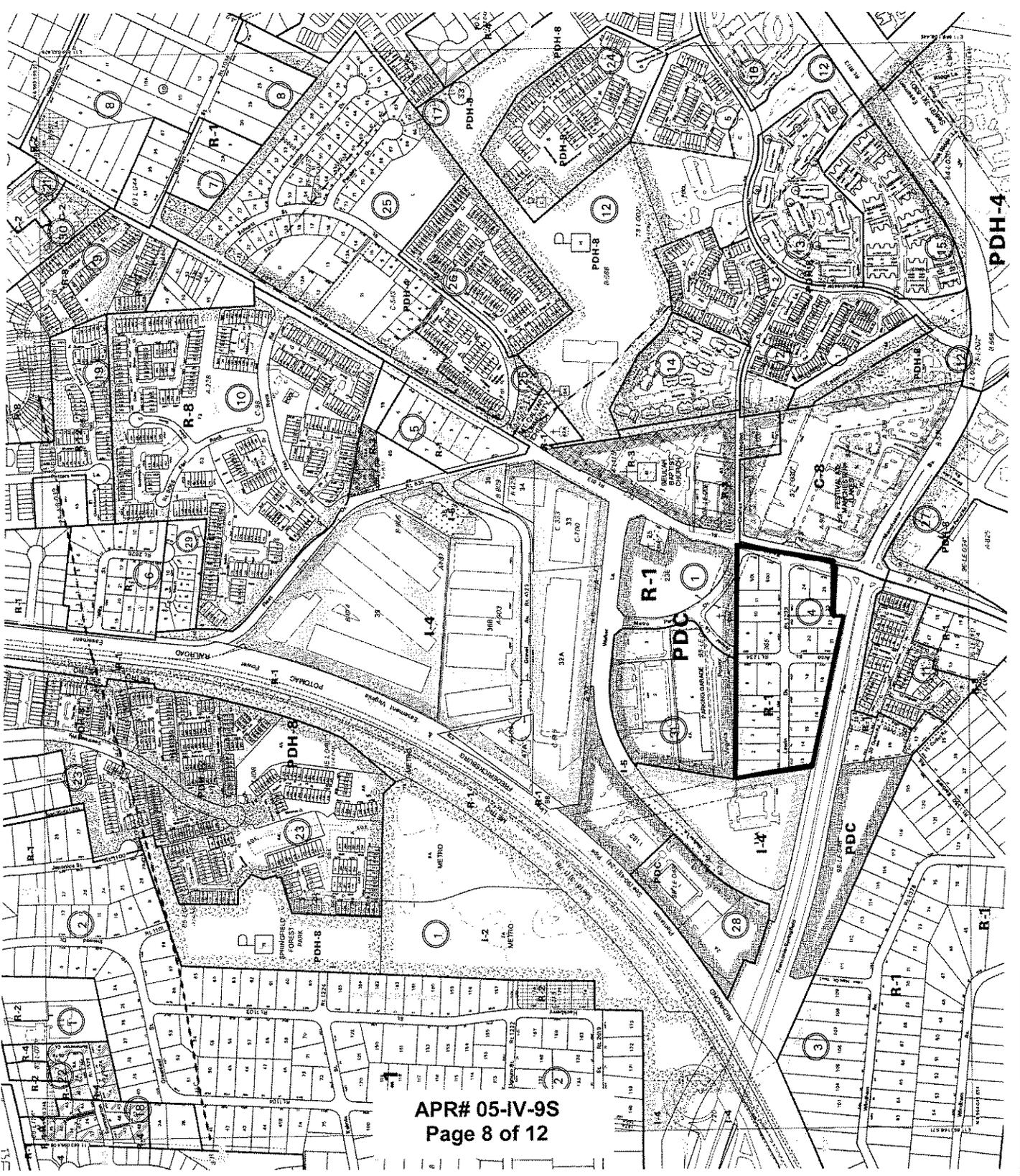
Prepared by:
DEPARTMENT OF PLANNING AND ZONING
James C. Evans, Director
12000 Lee Highway, Suite 1000
Falls Church, Virginia 22043
Tel: 703/274-4400



90-4	R1-1	R1-4
90-2	R1-1	R1-2
90-4	R1-1	R1-4

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James C. Evans, Director
12000 Lee Highway, Suite 1000
Falls Church, Virginia 22043
Tel: 703/274-4400



Hada, JayJeev

From: Hada, JayJeev
Sent: Friday, October 21, 2005 10:53 AM
To: 'lchiblow@mcguirewoods.com'
Subject: APR Nomination Clarification Request

Dear Ms. Chiblow,

As mentioned earlier over voice mail, acreage for parcel 091-1((4))500 should be 0.44 acres and not 0.0004 as you indicated in the list of property owners. Please reply to this email confirming my observation by October 26, 2005. Please call me at 703 324 1353 if you have questions.

Thank You.

Jayjeev Hada
Planner II
PD, DPZ

Hada, JayJeev

From: Chiblow, Lisa M. [lchiblow@mcguirewoods.com]
Sent: Friday, October 21, 2005 5:24 PM
To: Hada, JayJeev
Subject: Lewin Park

JayJeez,

You were correct about the acreage error. Attached is a revised table. Would you like me to revise the rest of the materials, (ie. application form and Justification statement)?

Thanks,
Lisa

Table 1

APR Nomination: Lewin Park (revised 10/21/05)							
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Total Acreage					11.5535	
% of Acreage Supportive of Nomination					78.15%	
% of Property Owners Within Nomination Area That signed Petition					80.77%	

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