

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

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

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Daniel McKinnon, Jr. Daytime Phone: 703-256-7717
Chairman ACBDPC

Address: ACBDPC, Inc. Mason District Governmental Center
6507 Columbia Pike, Annandale, Virginia 22003

Nominator E-mail Address: themckinnons@aol.com

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

*Submitted on behalf of Dan McKinnon, Jr. by Gregory McNickody
Land Use Chairman ACBDPC, Inc. Gregory McNickody*

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):

N/A see attached notifications

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:
Chairman Of The Board Annandale Central Business District Planning Committee, Inc.

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 141

Total aggregate size of all nominated parcels (in acres and square feet): 4,415,677 sq. ft. 101.37 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.fairfaxcountv.gov/dpz/.

Current Plan Map Designation: Provides for Retail, Office, Public Uses and alternative uses

Proposed Comprehensive Plan Designation: Adds a Residential component, increases building heights and density, removes the requirement for Hotel and or cinema.

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). <i>See Attached</i></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. <i>See Attached</i></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

PROPOSED COMPREHENSIVE PLAN DESIGNATION

The proposed Comprehensive Plan Designation would provide for increased building heights to 120 feet and a 2.0 FAR for land bays; A-2, C-2, E-1, E-2, E-4 and E-5 provided that the following additional conditions are met;

MIXED USE OPTION- RESIDENTIAL/RETAIL OFFICE/RETAIL OR OFFICE/RESIDENTIAL/RETAIL:

Parcel consolidation of at least two acres occurs;

Building height is limited to 120 feet if the top story is incorporated into a decorative roof element;

Parking is located to the rear or below grade with the primary building façade facing the applicable primary road frontage;

Retail uses are located on the ground or second floor with direct public access and display windows oriented to the street;

Articulated roof lines and/or building corner features, such as entries or towers, are provided; and

Streetscape treatments and pedestrian amenities, such as outdoor seating areas, works of art, or water features and landscaping are provided.

HIGHER-INTENSITY OPTION-TOWN CENTER

All of the above conditions would apply with the requirement of a mixed use of Retail Office and Residential would be provided.

The proposed comprehensive plan designation would provide for increased density of up to 1.0 FAR for land bays D, E-3 and E-6 provided that they be mixed use of Retail, Office or residential with building heights of up to 60 feet with the aforementioned conditions for the MIXED USE AND HIGHER INTENSITY OPTIONS.

JUSTIFICATION FOR AMENDMENTS

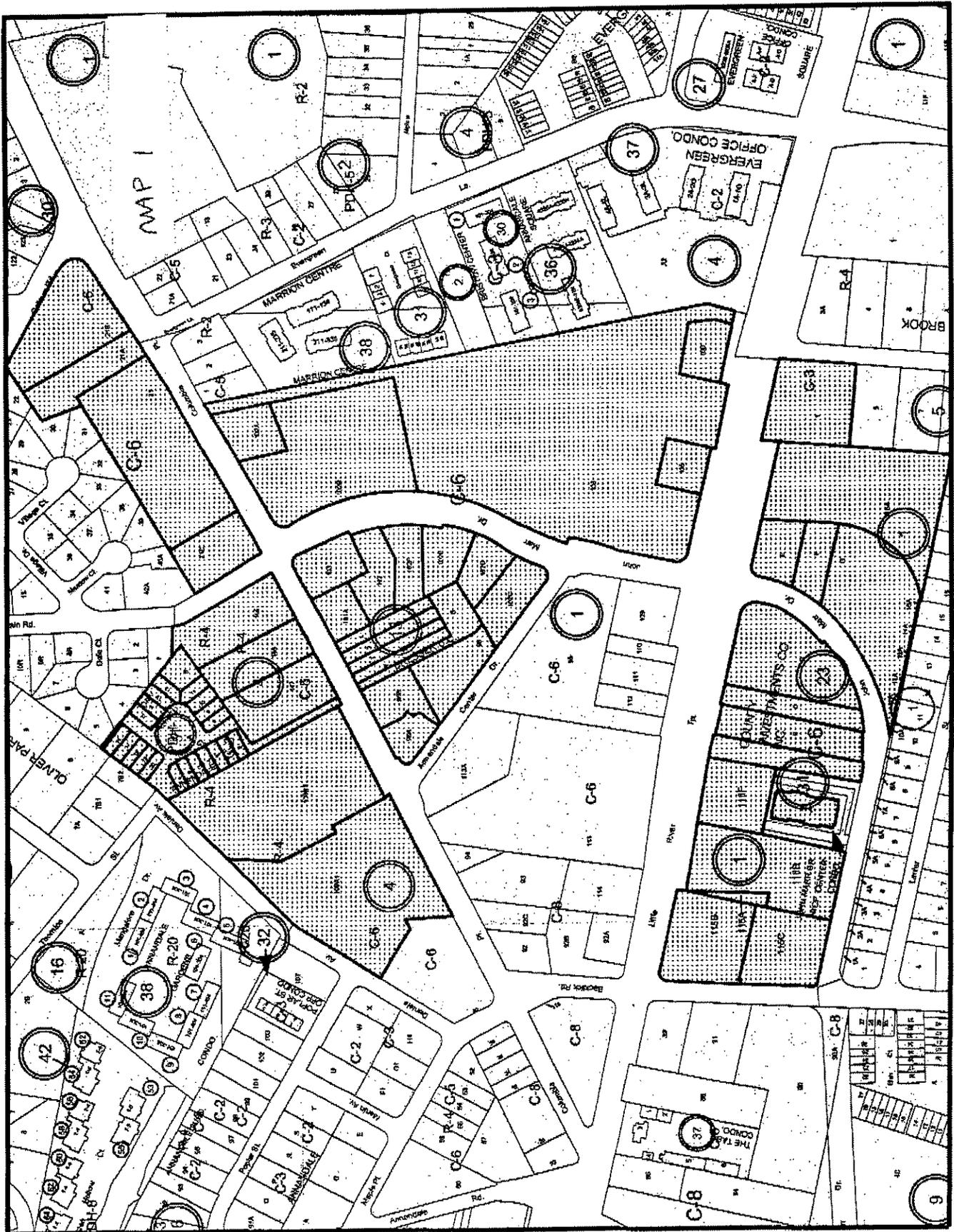
The proposal would better achieve the plan objectives than what is currently in the adopted plan;

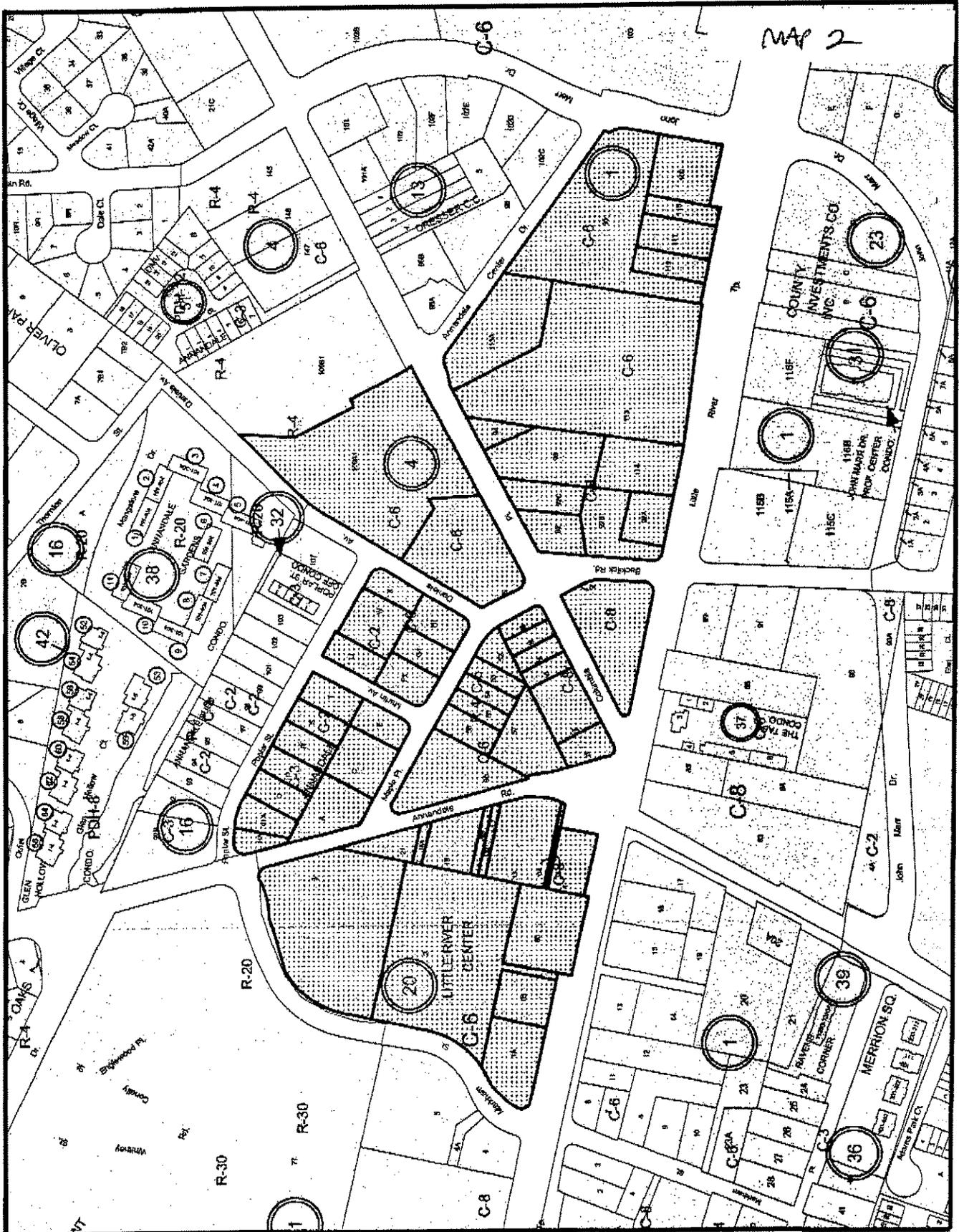
The Annandale Central Business District has long had a Town Center and Mixed use/ Higher intensity component in the adopted plan. It has been massaged over the years to provide more incentives and density for revitalization and development. It does not go far enough.

Given the land costs in the Northern Virginia area, it is not practical from an economic standpoint, with the current densities and building heights to bring a quality development and revitalization to Annandale. In order to get the economies of scale needed to create a quality and economically viable project there must be increased density in the FAR. In order to accommodate the increased density there must be a corresponding increase in the building heights to provide for the increased density.

The practical aspect of developing a Town Center Concept in Annandale must provide for flexibility within the Annandale Central Business District. Most of the parcels in the Town Center Area are fractured and of no value to a meaningful development unless they are consolidated. There are other parcels that are much larger and lend themselves more easily to a meaningful development. To restrict the Town Center development to an area that is impractical or has a low probability of success is fruitless.

To offer the incentives throughout the Annandale Central Business District will encourage meaningful development of larger more practical parcels and create an Urban Center environment for Annandale residents that the citizens of Annandale can Live in, Work in, shop in and entertain themselves.





FOR MAP 1

✓ LULAY ASTER A 7174 PENNYS TOWN CT ANNANDALE VA 22003 (0603 51 0019)	✓ HOLLOWELL MURRAY M TR HOLLOWELL EDNA E E TR 7019 B WOODLAND DR SPRINGFIELD VA 22151 (0711 13 0001)	✓ HOVIS ROBERT H 3RD AND MARY A 4544 A JOHN MARR DR ANNANDALE VA 22003 (0711 31 0008)
✓ HWANG CHOONG S HWANG KYE O 7172 PENNYS TOWN CT ANNANDALE VA 22003 (0603 51 0018)	✓ BFS RETAIL COMMERCIAL OPERATIONS LLC TAX DEPT 9TH FLR #136018 535 MARRIOTT DR NASHVILLE TN 37214 (0711 01 0102)	✓ YOON KWAN S YOON BOK Y 4542 A JOHN MARR DR UNIT 7 ANNANDALE VA 22003 (0711 31 0007)
✓ CROWLEY KEAE 7170 PENNYS TOWN CT ANNANDALE VA 22003 (0603 51 0017)	✓ PATRIANAKOS DIMITRIOS PATRIANAKOS VASILIOS 1206 N BUCHANAN ST ARLINGTON VA 22205 (0711 01 0096A)	✓ PHELAN SEAN AND MARGARET 5005 RAVENSWORTH RD ANNANDALE VA 22003 (0711 31 0004)
✓ YUN YEO W 7160 PENNYS TOWN CT ANNANDALE VA 22003 (0603 51 0014)	✓ NBR PARTNERSHIP LP NORTH PHW 2150 GULF SHORE BV NAPLES FL 34102 (0711 01 0098)	✓ HELBING CLAUS K L TR HELBING HELGA V TR 4704 OAK FOREST DR ANNANDALE VA 22003 (0711 31 0003)
✓ TARIQ IFTIKHAR KANEZ BIBI 7162 PENNYS TOWN CT ANNANDALE VA 22003 (0603 51 0013)	✓ ARLINGTON HOLDING CORP WACHOVIA BANK TAX DEPT REAL ESTATE TAXES NC 5568 401 SOUTH TRYON ST CHARLOTTE NC 28288 (0711 01 0102C)	✓ KIM MYUNG H KIM STEVE Y 4532 A JOHN MARR DR UNIT 2 ANNANDALE VA 22003 (0711 31 0002)
✓ KIM NAM K 7156 PENNYS TOWN CT ANNANDALE VA 22003 (0603 51 0011)	✓ MOTIVA ENTERPRISES LLC PROPERTY TAX DEPARTMENT PO BOX 4369 HOUSTON TX 77210 4369 (0711 01 0100)	✓ SEO DAE D SEO YONG J 4124 MIDDLE RIDGE DR FAIRFAX VA 22033 (0711 31 0015)
✓ MOIN AMIN MAHMOUD 7029 COLUMBIA PI ANNANDALE VA 22003 (0711 01 0102A)	✓ PARK MOON S CHUNG HYON B 2725 WOODBRIDGE CT WEST FRIENDSHIP MD 21794 (0711 01 0118B)	✓ OCTAIN BIKAN S OCTAIN DALJIT 4540 B JOHN MARR DR ANNANDALE VA 22003 (0711 31 0014)
✓ BOARD OF SUPERVISORS FAIRFAX COUNTY 12000 GOVERNMENT CINTER PW SUITE 533 FAIRFAX VA 22035 (0711 04 0109A1)	✓ A AND K FAMILY RECREATION CENTERS INC 40 LAMBERT ST STE 222 STAUNTON VA 24401 (0711 23 A)	✓ NORTHERN VIRGINIA CENTRAL LABOR COUNCIL 4536 B JOHN MARR DR ANNANDALE VA 22003 (0711 31 0012)
✓ CURTIS PROPERTIES INC 3701 ST BARNABAS RD SUITLAND MD 20746 (0711 01 0102B)	✓ LAMJAM LLC 4504 CARRICO DR ANNANDALE VA 22003 (0711 01 0118F)	✓ SOOD MICKEY SOOD UZMA 4532 B JOHN MARR DR ANNANDALE VA 22003 (0711 31 0010)
✓ SONG JIE K SONG HWANG S SONG YOON S 7109 COLUMBIA PI ANNANDALE VA 22003 (0711 01 0101A)	✓ MAGMAN LLC 1089 MILL FIELD CT GREAT FALLS VA 22066 (0711 23 E)	✓ STANTON WILLIAM J STANTON JOY E 4530 B JOHN MARR DR ANNANDALE VA 22003 (0711 31 0009)

FOR MAP 1

- ✓ PARK ZEE YOUNG
LEE JOONG HUN
7147 PENNYS TOWN CT
ANNANDALE VA 22003
(0603 51 0007)
- ✓ TREND IV INVESTMENT GROUP
14204 WHITE WATER WY
GAITHERSBURG MD 20878
(0711 01 0102F)
- ✓ CHURCH BAPTIST
ANNANDALE
7100 COLUMBIA PI
ANNANDALE VA 22003
(0711 04 0146)
- ✓ BALGLEY BRIAN M
BALGLEY CAROL E
7154 PENNYS TOWN CT
ANNANDALE VA 22003
(0603 51 0010)
- ✓ PYON MAN S
AND DOKNAM C
8902 GRASS VALLEY CT
SPRINGFIELD VA 22153
(0711 31 0011)
- ✓ AHMED IDRIS
7152 PENNYS TOWN CT
ANNANDALE VA 22003
(0603 51 0009)
- ✓ HAN KEE C
HAN AE Y
10565 CANTERBERRY RD
FAIRFAX STATION VA 22039
(0711 04 0147)
- ✓ CVS 1363 VA LLC
LEGAL DEPT ATTN B JORDAN
1 CVS DR
WOONSOCKET RI 02895
(0711 01 0115B)
- ✓ J & J KIM INC
7123-7129 LITTLE RIVER TP
ANNANDALE VA 22003
(0711 23 C)
- ✓ LUU ELAINE
LUU TONY
7149 PENNYS TOWN CT
ANNANDALE VA 22003
(0603 51 0006)
- ✓ MOON SHIN J
7157 PENNYS TOWN CT
ANNANDALE VA 22003
(0603 51 0002)
- ✓ STAMPER NORA C
STAMPER THOMAS J
4013 C ANNANDALE RD
ANNANDALE VA 22003
(0711 31 0006)
- ✓ YO SUNG A
7168 PENNYS TOWN CT
ANNANDALE VA 22003
(0603 51 0018)
- ✓ CHEVY CHASE BANK FSB
LEASING DEPT 9TH FLOOR
7501 WISCONSIN AV
BETHESDA MD 20814
(0711 01 0105)
- ✓ RAYE LC
CARE AYRE INC STE 200
6303 LITTLE RIVER TP
ALEXANDRIA VA 22312
(0711 05 0001)
- ✓ PENNYS TOWN HOMEOWNERS
ASSOCIATION
5252 CHEROKEE AV STE 303
ALEXANDRIA VA 22312
(0603 51 B)
- ✓ PARK DONG H
PARK SOON O
4409 JOHN MARR DR
ANNANDALE VA 22003
(0711 23 F)
- ✓ AMERICAN PROPERTIES OF MD LLC
51 MONROE ST SUITE 205
CARE S C BRIAN KIM
ROCKVILLE MD 20850
(0711 01 0103)
- ✓ PENNYS TOWN HOMEOWNERS
ASSOCIATION
5252 CHEROKEE AV STE 303
ALEXANDRIA VA 22312
(0603 51 A)
- ✓ PHELAN SEAN J
AND MARGARET A
5005 RAVENSWORTH RD
ANNANDALE VA 22003
(0711 31 0005)
- ✓ OWENS WILLIAM A TR
P O BOX 10
ANNANDALE VA 22003
(0603 01 0021C)
- ✓ VASSALLO JOHN A
VASSALLO KAREN J
7176 PENNYS TOWN CT
ANNANDALE VA 22003
(0603 51 0020)
- ✓ CHANG SONG J
11318 BULOVA LA
FAIRFAX VA 22030
(0711 31 0013)
- ✓ AMERICAN OIL CO THE
BP AMERICA INC
PO BOX 1548
WARRENVILLE IL 60555
(0711 01 0101)
- ✓ CHIN SOO YON
7155 PENNYS TOWN CT
ANNANDALE VA 22003
(0603 51 0003)
- ✓ PARK MOON S
CHUNG HYON B
2725 WOODBRIDGE CT
WEST FRIENDSHIP MD 21794
(0711 01 0115A)
- ✓ RAPORT LLOYD E
PH 17 E
5600 WISCONSIN AV
CHEVY CHASE MD 20815
(0711 23 G)
- ✓ KIM YOUNG C
KIM OK J
6324 KARMICH ST
FAIRFAX STATION VA 22039
(0711 13 0003)
- ✓ PEP ANNANDALE CORP
3111 W ALLEGHENY AV
PHILADELPHIA PA 19132
(0711 25 D)
- ✓ LEE SONCHA
7153 PENNYS TOWN CT
ANNANDALE VA 22003
(0603 51 0004)

FOR MAP 1

✓ KIM YOUNG C
KIM OK JA
6324 KARMICH ST
FAIRFAX STATION VA 22039
(0711 13 0006)

✓ FIRE DEPARTMENT
ANNANDALE VOLUNTEER
7128 COLUMBIA PI
ANNANDALE VA 22003
(0711 04 0108B1)

✓ KIM HYUNG K
KIM EUN H
8317 LITTLE RIVER TP
ANNANDALE VA 22003
(0711 23 B)

✓ FIRST VIRGINIA BANK
C/O BB&T
PROPERTY TAX DEPARTMENT
PO BOX 1290
WINSTON SALEM NC 27102
(0711 01 0115C)

✓ ANNANDALE SHOPPING CENTER
LLC
P O BOX 10
ANNANDALE VA 22003
(0603 01 0021A)

✓ ANNANDALE SHOPPING
CENTER LLC
P O BOX 10
ANNANDALE VA 22003
(0603 01 0021B)

✓ KIM CHAN GYU
7160 PENNYS TOWN CT
ANNANDALE VA 22003
(0603 51 0012)

✓ JUON DONG SAN
AND HEA J
9411 CROSSPOINTE DR
FAIRFAX STATION VA 22039
(0711 13 0002)

✓ KIM IN
KIM YOUNG J
7159 PENNYS TOWN CT
ANNANDALE VA 22003
(0603 51 0001)

✓ KIM YOUNG C
KIM OK J
6324 KARMICH ST
FAIRFAX STATION VA 22039
(0711 13 0004)

✓ CHURCH BAPTIST
ANNANDALE
7100 COLUMBIA PI
ANNANDALE VA 22003
(0711 04 0145)

✓ 7129 COLUMBIA PIKE LLC
714 CHURCH ST
ALEXANDRIA VA 22314
(0711 01 0096B)

✓ FIRST FEDERAL SAVINGS AND
LOAN ASSN OF ARLINGTON
C/O CRESTAR RE DV HDQ8614
919 E MAIN ST
RICHMOND VA 23219
(0711 01 0102D)

✓ TREND II INVESTMENT
GROUP
14204 WHITE WATER WY
GAITHERSBURG MD 20878
(0711 01 0102E)

✓ YIMER YIMER WOLLE
7151 PENNYS TOWN CT
ANNANDALE VA 22003
(0603 51 0005)

✓ GREAT WORLD PLAZA LLC
C/O GREGORY MCGILLICUDDY
TRUST PROP INC SUITE 401
11166 MAIN ST
FAIRFAX VA 22030
(0711 01 0116A)

✓ KEO KUNTHEA
7150 PENNYS TOWN CT
ANNANDALE VA 22003
(0603 51 0008)

✓ MORAN LARRY G
MORAN CHERYL A
4544 B JOHN MARR DR
ANNANDALE VA 22003
(0711 31 0018)

✓ NGUYEN SON A
7166 PENNYS TOWN CT
ANNANDALE VA 22003
(0603 51 0015)

✓ ANNANDALE SHOPPING CENTER
LLC
P O BOX 10
ANNANDALE VA 22003
(0603 01 0021)

✓ FORMECK CHARLES E
AND MARTHA B
12908 MOUNT ROYAL LA
FAIRFAX VA 22033
(0711 31 0001)

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DUPLICATE

FOR MAP 2

✓ BOARD OF SUPERVISORS
FAIRFAX COUNTY
12000 GOVERNMENT CENTER PW SUITE 533
FAIRFAX VA 22035
(0711 04 0109A1)

✓ 7220 COLUMBIA PIKE LLC
2007 BIRTHDAY CT
BROOKVILLE MD 20833
(0711 04 0040)

✓ CASEY CLUB ASSOCIATION
INCORPORATED
P O BOX 1827
ANNANDALE VA 22003
(0711 04 T)

✓ CHOI SANG Y LC
CHOI BOG N LC
7510 LEE CHAPEL RD
FAIRFAX STATION VA 22039
(0711 20 0003)

✓ AMERICAN LEGION
BICENTENNIAL POST 1976
DEPARTMENT OF VA
4206 DANIELS AV
ANNANDALE VA 22003
(0711 04 H1)

✓ AMERICAN HEART ASSN
VIRGINIA AFFILIATE INC
4217 PARK PL
GLEN ALLEN VA 23060
(0711 04 W)

✓ HUSSAR TED W
AND SUSAN V
7215 POPLAR ST
ANNANDALE VA 22003
(0711 04 R)

✓ JEONG GEUM Y
7228 COLUMBIA PI
ANNANDALE VA 22003
(0711 04 0036)

✓ RIESETT DONALD F
AND PATRICIA A
110 CONNORS CI
CARY NC 27511
(0711 01 0111)

✓ THOMPSON JOHN P AND
E M MONK TRS
CARE SOUTHLAND CORP
P O BOX 711
DALLAS TX 75221
(0711 04 A)

✓ GEC LLC
4305 BACKLICK RD
C/O ELIAS FRANCIS
ANNANDALE VA 22003
(0711 04 0034)

✓ SERVICESOURCE INC
6295 EDSALL RD STE 175
ALEXANDRIA VA 22312
(0711 04 P)

✓ MINNICK ASSOCIATES LLC
4201 MARTIN AV
ANNANDALE VA 22003
(0711 04 U)

✓ NOVA ENTERPRISES
CARE LUBE INC
112 ELDEN ST SUITE S
HERNDON VA 20170
(0711 01 0092)

✓ CHANG JAMES
CHANG HYUN J
8550 GEORGETOWN PI
MCLEAN VA 22102
(0711 01 0080)

✓ PARK JAE SHIN
7306 MAPLE PL
ANNANDALE VA 22003
(0711 04 C)

✓ TALLIA IV LP
3512 MORNINGSIDE DR
FAIRFAX VA 22031
(0711 04 0022)

✓ POVICH DORIS L
FERBER SANDRA L
6105 PLAINVIEW RD
BETHESDA MD 20817
(0711 04 0025)

✓ KIM D H ENTERPRISES INC
7735 HUNTSMAN BV
SPRINGFIELD VA 22153
(0711 04 E)

✓ KRAMER RONA E TR
CARE KRAMER ENTERPRISES
49 RANDOLPH RD
SILVER SPRING MD 20904
(0711 04 0118)

✓ BEJJANI LEO H
BEJJANI REUBEN
4218 ANNANDALE RD
ANNANDALE VA 22003
(0711 04 0021)

✓ WEBB JOHN C TR
C/O AMF BOWLING
REAL ESTATE DEPT
8100 AMF DR
MECHANICSVILLE VA 23111
(0711 20 0002)

✓ CEC LLC
4305 BACKLICK RD
ANNANDALE VA 22003
(0711 01 0092B)

✓ ANNANDALE SURPLUS REAL
ESTATES INC
4220 ANNANDALE RD
ANNANDALE VA 22003
(0711 04 0018)

✓ LEE JUNG C TR
LEE SOONKU TR
2034 GEORGE WASHINGTON RD
VIENNA VA 22182
(0711 04 F1)

✓ RIESETT DONALD F
AND PATRICIA A
110 CONNORS CI
CARY NC 27511
(0711 01 0112)

✓ ANNANDALE SURPLUS REAL ESTATES
4220 ANNANDALE RD
ANNANDALE VA 22003
(0711 04 0018B)

✓ LLUNG JOHN
7254 MAPLE PL
ANNANDALE VA 22003
(0711 04 G1)

✓ HONDROS SAM
HADEED SYLVIA
6228 LAKEVIEW DR
FALLS CHURCH VA 22041
(0711 04 O)

✓ PADIOTIS GEORGE
6305 SUMMERDAY CT
BURKE VA 22015
(0711 04 0018C)

FILE MAP 2

✓ PADIOTIS GEORGE 6305 SUMMERDAY CT BURKE VA 22015 (0711 04 0013)	✓ FORTY TWO HUNDRED PROPERTIES LLC C/O DAVID H MOONEY PO BOX 4 ANNANDALE VA 22003 (0711 04 0060)	✓ PADIOTIS GEORGE 6305 SUMMERDAY CT BURKE VA 22015 (0711 04 0013A)
✓ PELEKIDIS SAMAHA JOINT VENTURE 6305 SUMMERDAY CT BURKE VA 22015 (0711 04 0001A)	✓ KIM YOUNG H TR KIM WULSOON TR 13736 CHARISMATIC WY GAINESVILLE VA 20155 (0711 01 0113A)	✓ PELEKIDIS SAMAHA JOINT VENTURE 6305 SUMMERDAY CT BURKE VA 22015 (0711 04 0001)
✓ LEE JOHN Y LEE GILJA 2117 ROBIN WAY CT VIENNA VA 22182 (0711 04 0053)	✓ KAYBAR ASSOC LP 3855 PICKETT RD FAIRFAX VA 22031 (0711 01 0092C)	✓ BERUBE RICHARD BERUBE GEORGE 7213 POPLAR ST ANNANDALE VA 22003 (0711 04 5)
✓ HAN KEE C HAN AE Y 10585 CANTERBERRY RD FAIRFAX STATION VA 22039 (0711 01 0094)	✓ RIESETT DONALD F AND PATRICIA A 110 CONNORS CI CARY NC 27511 (0711 01 0110)	✓ KWON ROCK W KWON YOUNG S 7261 MAPLE PL ANNANDALE VA 22003 (0711 04 0055)
✓ HAN KEE C HAN AE Y 10565 CANTERBERRY RD FAIRFAX STATION VA 22039 (0711 01 0093)	✓ HESS REALTY CORP CARE AMERADA HESS CORP PROPERTY TAX DEPT 46216 1 HESS PLAZA WB-9 WOODBIDGE NJ 07095 (0711 01 0109)	✓ SHAPIRO PATRICIA C 8202 TOLL HOUSE RD ANNANDALE VA 22003 (0711 04 0054)
✓ CARLYN PROPERTIES LLC 4733 BETHESDA AV SUITE 650 C/O FINMARC MANAGEMENT, INC. BETHESDA MD 20814 (0711 20 0001B)	✓ PLAIN EAST LP GENERAL ACCOUNTING WACHOVIA CORP TAX NC 5568 401 SOUTH TRYON ST CHARLOTTE NC 28288 (0711 04 0057)	✓ EXXON CORP TAX DEPT NO 5467 P O BOX 53 HOUSTON TX 77001 (0711 20 0001A)
✓ VIRGINIA ALCOHOLIC BEVERAGE CONTROL BOARD 104 S PITT ST ALEXANDRIA VA 22314 (0711 01 0114)	✓ AMERICAN LEGION BICENTENNIAL POST 1976 INC 4206 DANIELS AV ANNANDALE VA 22003 (0711 04 X)	✓ PMIG 1010 LLC 11350 RANDOM HILLS RD STE 800 FAIRFAX VA 22030 (0711 01 0092A)
✓ KASSABIAN ALBERT I AND CHARLES J CARIDI 4201 ANNANDALE RD ANNANDALE VA 22003 (0711 04 0091A)	✓ MAPLE STREET ASSOCIATES LP 7224 COLUMBIA PI ANNANDALE VA 22003 (0711 04 0038)	✓ RA ANNANDALE LLC 1385 HANCOCK ST CARE THE STOP & SHOP COMPANIES R E QUINCY MA 02169 (0711 01 0113)
✓ CASTNER NELSON L TR 7263 MAPLE PL STE 100 ANNANDALE VA 22003 (0711 04 0056)	✓ UNITED STATES POSTAL SERVICE HEADQUARTERS 475 L ENFANT PZ W SW WASHINGTON DC 20260 (0711 01 0095)	✓ VALIANT INVESTMENTS LC 4220 N VALIANT CT ANNANDALE VA 22003 (0711 04 0052)
✓ KASSABIAN ALBERT I AND CHARLES J CARIDI 4201 ANNANDALE RD ANNANDALE VA 22003 (0711 04 0091B)	✓ FROM O LEONARD JR AND BETTY W 1346 S COLUMBUS ST ARLINGTON VA 22204 (0711 04 0032)	✓ BEJJANI LEO H BEJJANI REUBEN 4216 ANNANDALE RD ANNANDALE VA 22003 (0711 04 0018A)

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Hardy, Sara Robin

From: TheMcKinnons@aol.com
Sent: Thursday, September 22, 2005 3:22 PM
To: atsara.harby@fairfaxcounty.gov
Cc: Gmcgillicuddy@trustpropertiesinc.com; McKeeby, Elizabeth
Subject: APR Nomination for Annandale

Robin, this is to confirm that I asked our Land Use Committee Chair, Greg McGillicuddy to sign the Annandale Central Business District Planning Committee's APR nomination, in our behalf, concerning changes to the Comprehensive Plan for our Revitalization District. Thank you for your help. Sincerely, Daniel W. McKinnon, Jr., Chair, Annandale Central Business District Planning Committee.

Quintero, Clara

From: Greg McGillicuddy [GMcGillicuddy@TrustPropertiesInc.com]
Sent: Tuesday, October 25, 2005 1:53 PM
To: Quintero, Clara
Subject: RE: 2005 APR Nomination

1. 40% Retail, 30% Residential and 30% office.
2. That is correct
3. It would be either Retail and Residential or Retail and Office. They would be fifty percent of either.

Greg McGillicuddy
Vice President

Ofc: 703-352-0002 x 20
Fax: 703-352-9575

www.TrustPropertiesInc.com

From: Quintero, Clara [mailto:Clara.Quintero@fairfaxcounty.gov]
Sent: Friday, October 14, 2005 4:33 PM
To: themckinnons@aol.com
Subject: 2005 APR Nomination

Mr. McKinnon,

The Department of Planning and Zoning has received your 2005 APR nomination for Sub-units A-2, C-2, D, E1, E-2, E-3, E-4, E-5 and E-6 of the Annandale Community Business Center. The nomination indicates the maximum proposed intensity however there is other information needed in order to be able to evaluate your APR nomination.

1. Section 4 of the APR nomination form requests percentages for the different types of uses. Please provide these percentages for each proposed Plan option.
2. Please confirm that the intention of the proposal for Sub-units A-2, C-2, E-1, E-2, E-4 and E-5 is to have a mixed use option that may be either a mix of residential/retail OR office/retail OR office/retail/residential.
3. Please confirm that the intention of the proposal for sub-units D, E-3 and E-6 is to have mixed use that may be either residential/retail OR office/retail OR office/retail/residential.

Please contact me if you have any questions about the information needed.

Thank you,
Clara

Clara Quintero Johnson
Fairfax County, Department of Planning and Zoning
Planning Division
703-324-1372
clara.quintero@fairfaxcounty.gov

Quintero, Clara

From: Greg McGillicuddy [GMcGillicuddy@TrustPropertiesInc.com]
Sent: Thursday, October 27, 2005 2:20 PM
To: Quintero, Clara
Subject: RE: 2005 APR Nomination

I think the retail component should be no more than 40%, so the office or residential should be 60%. Thanks,
Greg

Greg McGillicuddy
Vice President

Ofc: 703-352-0002 x 20
Fax: 703-352-9575

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From: Quintero, Clara [mailto:Clara.Quintero@fairfaxcounty.gov]
Sent: Thursday, October 27, 2005 10:54 AM
To: Greg McGillicuddy
Cc: themckinnons@aol.com
Subject: RE: 2005 APR Nomination

Mr. McGillicuddy,

Thank you for your email.

In your response, you indicate that when the mix includes retail, residential and office that the percentages we should evaluate are 40% retail, 30% residential and 30% office. You also indicate that for Sub-units D, E-3 and and E-6, the "retail and residential" or the "retail and office" mixes should be evaluated as 50% each.

Please let me know if mixed use that includes two uses ("retail and residential" or "retail and office") should also be evaluated as 50% each in sub-units A-2, C-2, E-1, E-2, E-4 and E-5.

Thank you,

Clara

Clara Quintero Johnson
Fairfax County, Department of Planning and Zoning
Planning Division
703-324-1372
clara.quintero@fairfaxcounty.gov

-----Original Message-----

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Thank you,
Clara

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