

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

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

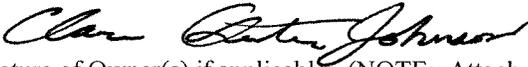
**SECTION 1: NOMINATOR/AGENT INFORMATION**

Name: Clara Quintero Johnson, Fairfax County, DPZ Daytime Phone: 1-703-324-1380

Address: 12055 Government Center Parkway, Suite 730, Fairfax, Virginia, 22035

Nominator E-mail Address: clara.quintero@fairfaxcounty.gov

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):

n/a

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

n/a

**SECTION 2: GENERAL INFORMATION**

Check appropriate supervisor district:  Braddock  Lee  Mason  Mount Vernon  Springfield

Total number of parcels nominated: 5

Total aggregate size of all nominated parcels (in acres and square feet): 1,410,464sq. ft. 32.38acres

Is the nomination a Neighborhood Consolidation Proposal:  Yes  No

**SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.**

*See Attachment V*

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.

*See Attachment VI*

**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/](http://www.fairfaxcounty.gov/dpz/). Fairfax County Comprehensive Plan, Area I, 2003 Edition, Annandale Planning District as amended through 12-6-2004, Beltway South Industrial Area, Recommendations, Land use, Land Unit B, page 47: See Attachment IV

Current Plan Map Designation: Office, Private Open Space, Public Facilities, Retail & Other, Industrial

Proposed Comprehensive Plan Designation: Replan area to reflect the existing uses. Add options for office/retail and office/retail/residential mixed use at 1.0 FAR on the western portion of the land unit, which includes the VRE station. See Attachment II for proposed Plan text.

<b>Mixed Use</b>	
<p><b>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.</b></p>	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
<b>TOTAL</b>	<b>100%</b>
<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>	

<b>Residential Land Use Categories</b>	
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.

*See Attachment III*

**SECTION 6: JUSTIFICATION**

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

*See Attachment I*

- 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 to:  
 Fairfax County Planning Commission C  
 Government Center Building, Suite 330  
 12000 Government Center Parkway

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**Page 2 of 8**

1, 2005 and September 21, 2005 to:

**Statement of Justification**

The proposed nomination changes Comprehensive Plan text to reflect current uses and adds an option for .45 FAR for office and retail mixed use on the Hechinger Plaza property and for office and retail uses on the VRE station property. Further, the nomination adds another option for mixed use with a residential component if it can demonstrate similar or less traffic impact than the .45 FAR office and retail option.

The option for mixed use with housing is supportive of county policy by providing an opportunity for housing near transit and employment, but is conditioned upon addressing land use compatibility and transportation impact issues. The proposed Plan text also facilitates the partnering of the Washington Metropolitan Area Transit Authority with a private developer to create a mixed use development with the VRE station.

The proposed Plan text has a variety of development potential which is shown on the following table.

Development Scenario	Residential	Office	Retail	Total Non-Residential
Existing Uses	0	229,719	88,991	318,710
Current Plan	0	440,000	53,000	493,000
Redevelopment on Hechinger, VRE and Burger King property at .45 FAR	0	520,000	30,000	550,000
Redevelopment of Hechinger and VRE property with Multi-Family Residential Component	376 units	340,000	40,000	380,000

**Proposed Plan Text**

MODIFY: Fairfax County Comprehensive Plan, 2000 Edition, Area I, Annandale Planning District, Beltway South Industrial Area, Recommendations, Land Use, Land Unit B, page 46:

***“Land Unit B***

Land Unit B is planned for ~~industrial~~ retail, and office uses as well as a commuter rail facility as shown on the Plan map. This land unit is traversed by the Backlick Run Stream Valley, which constrains any further development or redevelopment. Many of the existing uses are stable within this land unit and are planned for retention. Retail uses occur on the south side of Hechinger Drive (the location of the Hechinger Backlick Plaza shopping center) and on the north side of Hechinger Drive where there is a fast food restaurant. Hechinger Backlick Plaza (parcel 23) is planned for retail use at it’s existing intensity and as an option, the property may be appropriate for redevelopment with a mix of office and retail uses and/or other compatible commercial uses up to .45 FAR. ~~Retail uses are planned up to .35 FAR.~~ The fast food restaurant (parcel 26) is developed and planned for retail use at its existing intensity and as an option, this property may be appropriate for inclusion in future development on the adjacent County owned property. The Versar Center office development is planned for office use up to .35 FAR. ~~Office uses are planned for the western portion of the land unit which is the location of the Versar Center office complex. Office uses are planned up to .50 FAR.~~ The remainder of the land unit consists of the ~~vacant tract~~ land owned by Fairfax County (parcel 24) WMATA (the regional transit authority) a portion of which has been developed as a commuter rail facility. This land (parcel 24) was formerly owned by the Washington Metropolitan Area Transit Authority (WMATA), the regional transportation system, and WMATA has retained the development rights to the property. The County property may be appropriate for additional development, which includes office and support retail uses up to .45 FAR; under this option, the office use must be designed in a manner that does not affect the operation of the commuter rail facility. Transportation Demand Management Program (TDM), as indicated in the County’s Policy Plan, should be provided for all additional development within this land unit to facilitate an increase in non-single occupant vehicle (SOV) trips.

As an option, residential use or mixed use with residential may be appropriate within this land unit. Any development proposal under this option should be in conformance with the following conditions.

- The proposed mix of uses should have similar or less traffic impact (i.e., less peak-hour trips or a substantially different peak directional flow) than the maximum planned nonresidential intensity as described in the land unit's first paragraph.
- Transportation Demand Management Program (TDM), as indicated in the County's Policy Plan, should be provided to facilitate an increase in non-single occupant vehicle (SOV) trips.
- Residential use should be designed in a manner that provides a viable living environment and should include recreation and other amenities for the residents.
- Noise attenuation measures should be provided that mitigate noise impacts of rail transportation and traffic on I-95 on the residential component.
- The proposed mixed use development must be designed in a manner that does not affect the operation of the commuter rail facility."

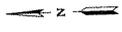
Note: The Comprehensive Plan map would change on the Burger King property, parcel 80-2 ((1)) 26, from industrial to retail use and the Hechinger Building portion of parcel 80-2 ((1)) 23 would change from office to retail.

**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
080-2-01-0022A	Springfield Realty Investment	6850 Versar Center Springfield, VA 22151	6850 Versar Center Springfield, VA 22151	7.7102	n/a
080-2-01-0022B	Springfield Realty Investment	6800 Versar Center Springfield, VA 22151	6850 Versar Center Springfield, VA 22151	7.9843	n/a
080-2-01-0023	HE Backlick LLC	6981 Hechinger Drive Springfield, VA 22151	4445 Willard Av, Suite 700 Care JBG Rosenfield Ms Brown Chevy Chase, MD 20815	7.7957	n/a
080-2-01-0024	Board of Supervisors Fairfax County	5701 Backlick Road Springfield, VA 22151	12000 Government Cnter PW, Suite 533 Fairfax, VA 22035	8.2009	n/a
080-2-01-0026	Burger King Corp. #422	5701 Backlick Road Springfield, VA 22151	Attn Prop Tax Accountant PO Box 020783 Miami, FL 33102	.6887	n/a



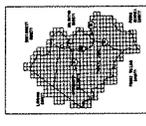
0 100 200 FEET

NOT TO SCALE  
This map is a reproduction of the original map as shown on the official zoning map. It is not intended to be used as a legal document. The original map is the only authoritative source of information. The County Planning Department is not responsible for any errors or omissions on this map. The County Planning Department is not responsible for any errors or omissions on this map.

GENERAL NOTES

**ZONING**  
Provisions and Comments:  
The use or development of the property for the purposes of the zoning ordinance is restricted to the uses permitted by the zoning ordinance. The zoning ordinance is subject to change without notice. The zoning ordinance is subject to change without notice.

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ADMINISTRATIVE INDEX

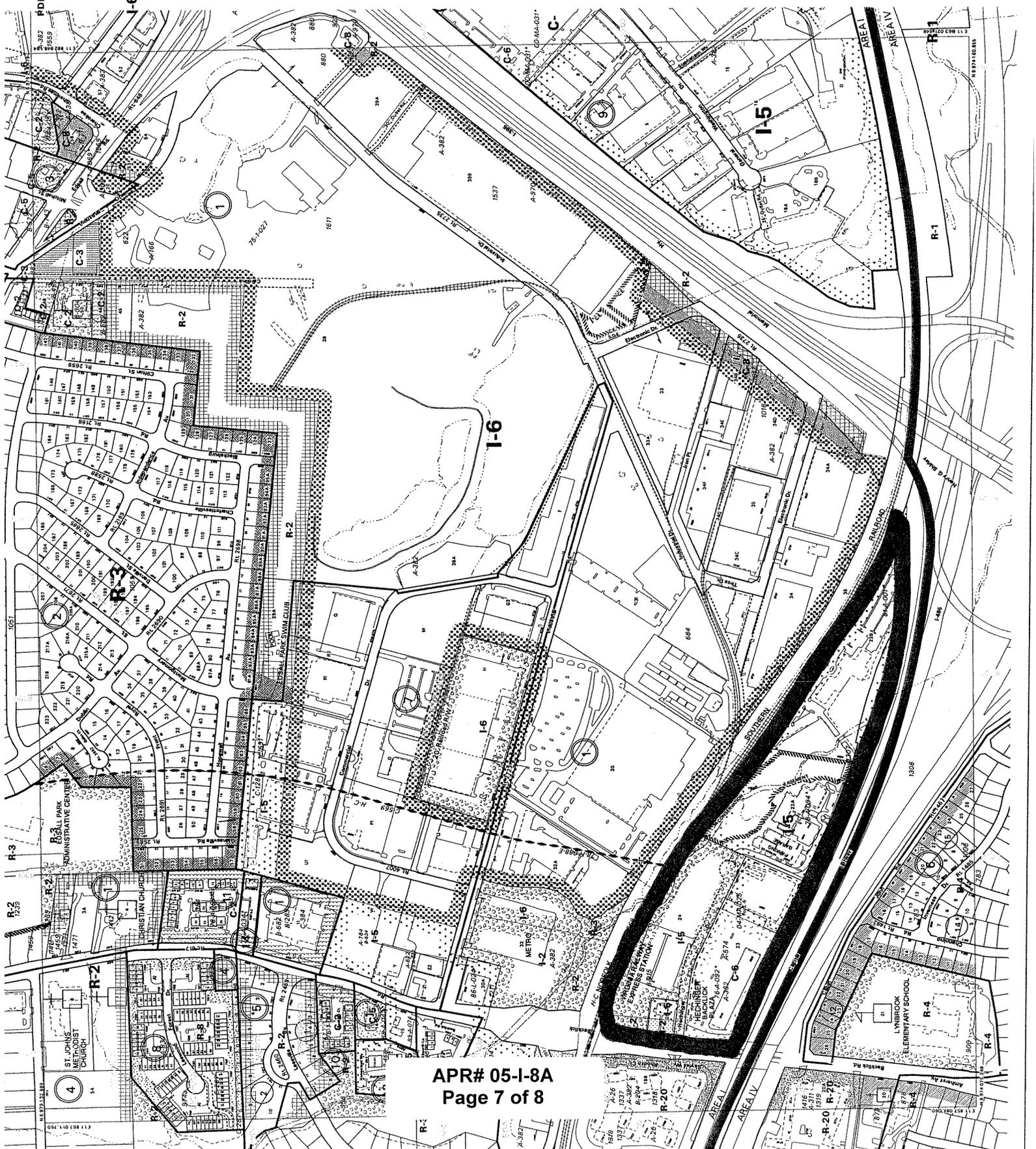
71-3	71-4	72-3
80-1	80-2	81-1
80-3	80-4	81-3

SHEET INDEX

PROPERTY MAP  
ZONING  
80-2

Revised to: 01/01/00

Prepared by:  
DEPARTMENT OF INFORMATION TECHNOLOGY  
Geographic Information Services Division  
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(703) 295-7373  
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**ADOPTED COMPREHENSIVE PLAN TEXT**

Fairfax County Comprehensive Plan, Area I, 2003 Edition, Annandale Planning District as amended through 12-6-2004, Beltway South Industrial Area, Recommendations, Land Use, Land Unit B, page 47:

“Land Unit B is planned for industrial, retail and office uses as shown on the Plan map. This land unit is traversed by the Backlick Run Stream Valley which constrains any further development or redevelopment. The existing uses are stable within this land unit and are planned for retention. Retail uses occur on the south side of Hechinger Drive (the location of the Hechinger Backlick Plaza shopping center ) and on the north side of Hechinger Drive where there is a fast food restaurant. Retail uses are planned up to .35 FAR. Office uses are planned for the western portion of the land unit which is the location of the Versar Center office complex. Office uses are planned up to .50 FAR. The remainder of the land unit consists of the vacant tract owned by WMATA (the regional transit authority) a portion of which has been developed as a commuter rail facility.”

The Comprehensive Plan map shows the area planned for office, private open space, public facilities, retail and industrial uses.