

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

Staff Use Only	
Date Received:	9/23/05
Date Accepted:	10/12/05
Planning District:	_____
Special Area:	_____

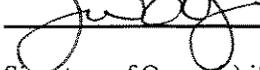
SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Josh Wooldridge Daytime Phone: (301) 255-6015

Address: 6110 Executive Blvd. Suite 315

Nominator E-mail Address: jwooldridge@tcresidential.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):

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

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 238212sq. ft. 5.47acres

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: *SEE FAX FROM COMP. PLAN ATTACHED*
 Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.

Current Plan Map Designation: 16-20 DU/ACRE RESIDENTIAL

Proposed Comprehensive Plan Designation: MIXED USE RESIDENTIAL

Mixed Use	
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.	
Categories	Percent of Total FAR
Office	
Retail	20%
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	80%
TOTAL	100%
* 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).	

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**	
<i>40-50 DU/ACRE @ 950 sq UNIT</i>	<i>200-250 UNITS</i>
** 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.	

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

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

- The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

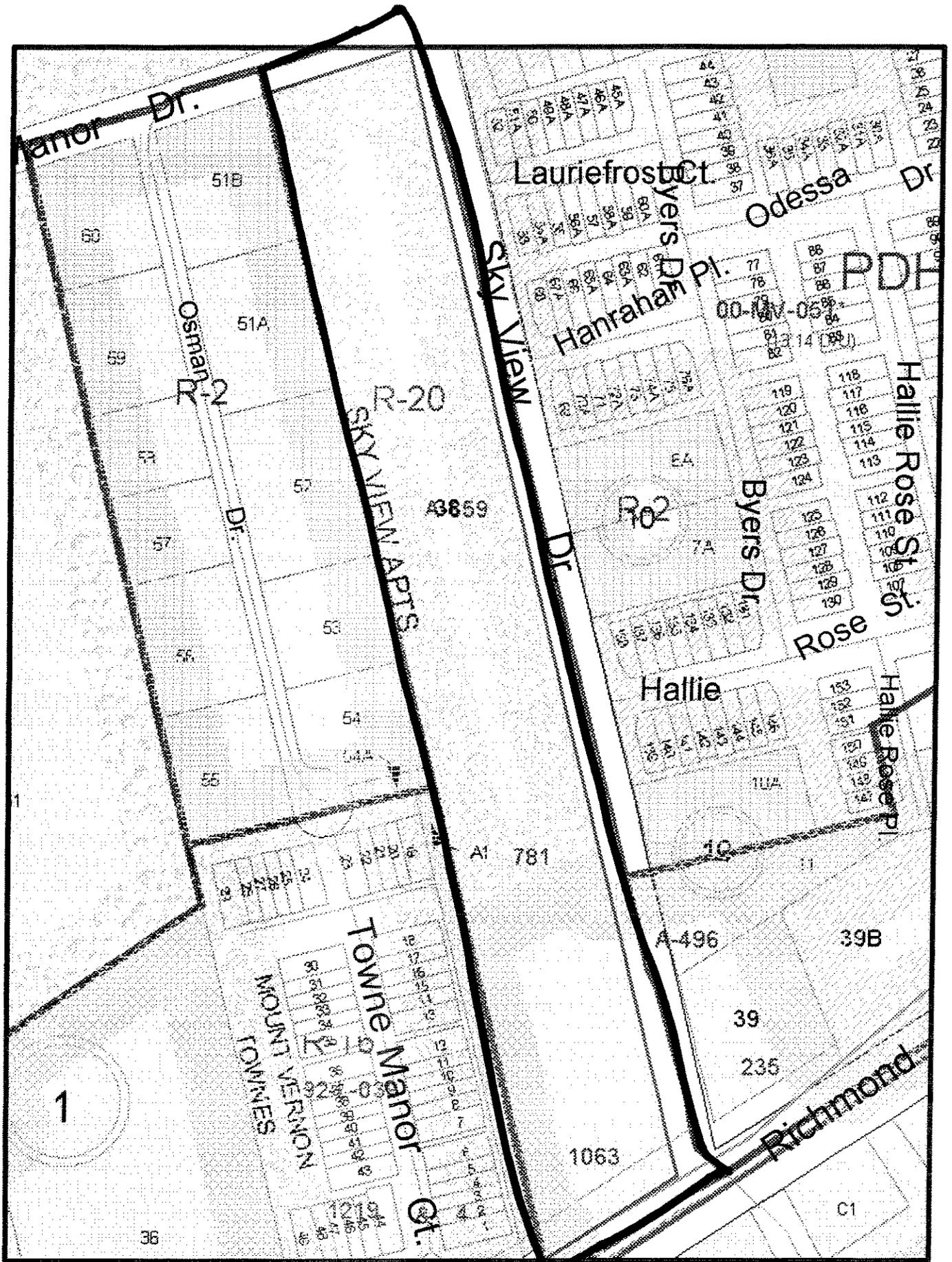
All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:
 Fairfax County Planning Commission Office
 Government Center Building, Suite 330
 12000 Government Center Parkway
 Fairfax, Virginia 22035-5505

SPECIFIC INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
1013-01-0038	Skyview Lp	Richmond Highway	1935 Relda Court	5.46 Acres	7005 1160 0001 9241 9385



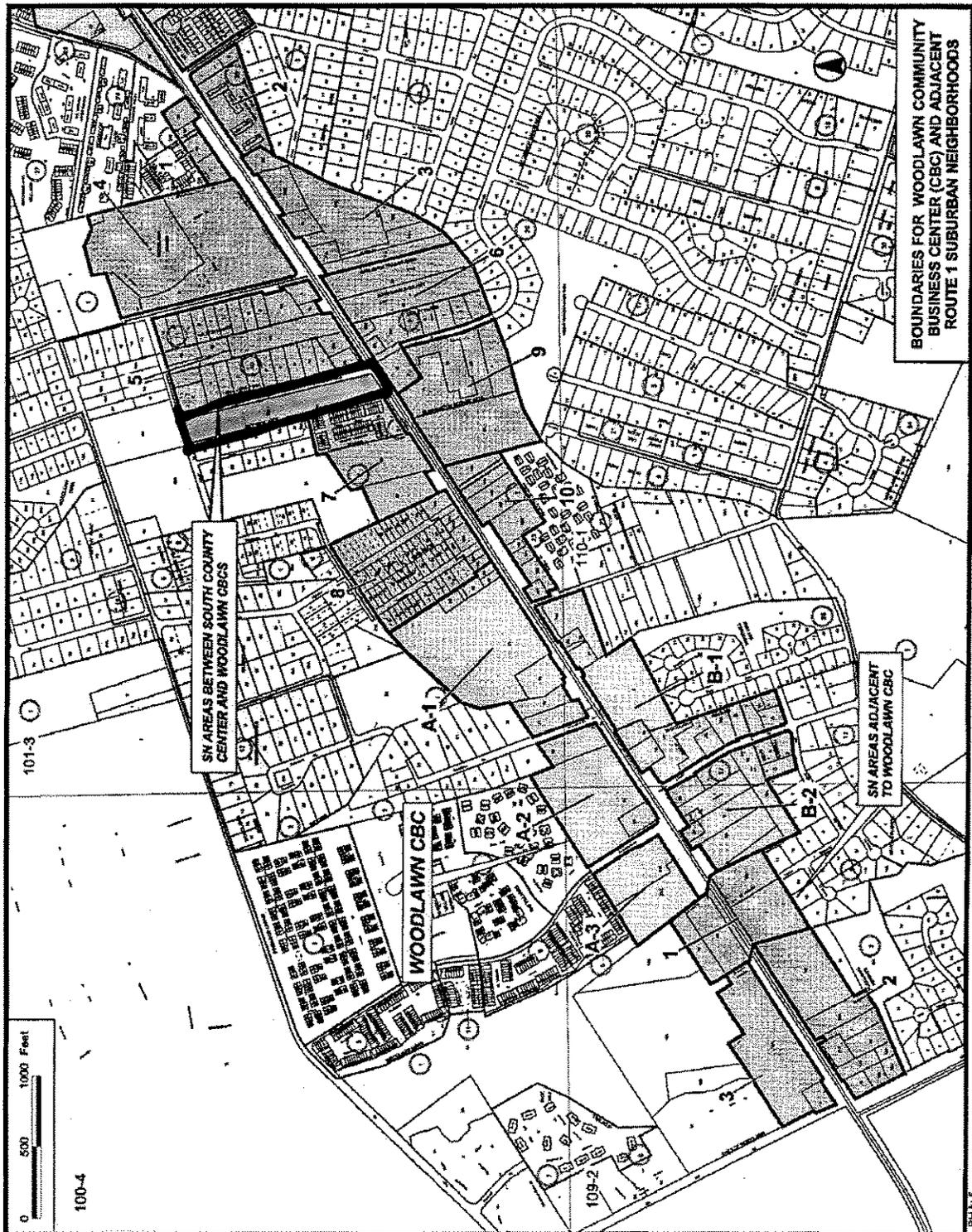


FIGURE 11

**SUBURBAN NEIGHBORHOOD AREAS
BETWEEN SOUTH COUNTY CENTER CBC AND WOODLAWN CBC**
(Refer to Figure 11 for recommendations 1-10)

1. This area is located on the west side of Richmond Highway between the southern end of Buckman Road and Blankenship Street and is planned for retail and/or office use up to .35 FAR.
2. Potomac Square and Tax Map parcels 101-3((3))1 and 2 are planned for townhouse-style office and/or retail use up to .35 FAR with building heights up to 40 feet.
3. The area located on the east side of Richmond Highway south of Potomac Square Center to Parcel 101-3((1))31C north of the Engleside Trailer Park is planned for residential use at 5-8 dwelling units per acre. Residential uses should be designed to provide for a transition to the adjacent single-family residential neighborhood by providing the required buffering and screening to adjacent neighborhoods. No access should be provided to any proposed development from existing streets in the Mount Zephyr community. See recommendation #6 for additional recommendations.
4. The area bounded by parcel 101-3((1))7, Blankenship Street, Richmond Highway and Frye Road is planned for residential use at 16-20 du/ac. As an option, the area is planned for mixed use up to 0.50 FAR with consolidation of parcels 101-3((1))8 and 101-3((1))5. The mixed use should consist of predominantly residential use with retail and/or office uses oriented to Richmond Highway.
5. The area located on the west side of Richmond Highway between Frye Road and SkyView Drive is planned for community-serving retail use up to .35 FAR and residential use at 2-3 dwelling units per acre, as shown on the Comprehensive Plan map. As an option, residential use at 14-16 dwelling units per acre may be considered if some of the commercially zoned parcels along Richmond Highway are included in the consolidation, subject to the following conditions:
 - Substantial parcel consolidation should be achieved including at least 75 percent of the residentially zoned area. Development at the option level should be considered only if it is in conformance with the guidelines for neighborhood redevelopment contained in Appendix 8 of the Land Use section of the Policy Plan;
 - Residual parcels not included in the initial rezoning under this option may be appropriate for residential use up to 8 dwelling units per acre provided that units are fully integrated and compatible with development, either approved or constructed, under the initial rezoning in terms of unit type, design and architecture;
 - Single-family detached units should be located at the northern end of the area across from the single family detached community along Manor Drive;
 - Effective buffering and screening should be provided by the residential development to screen it from non-residential uses and Richmond Highway. The screening should consist of barriers comprised of brick, masonry, and/or wood;
 - Access should be provided from both Sky View Drive and Frye Road, and these two roadways should be interconnected with the internal street system for the residential development. There should be no access to Richmond Highway.

SECTION 6: JUSTIFICATION

“The proposal would better achieve the plan objectives than what is currently in the adopted plan.”

The parcel(s) is/are currently extremely underutilized and the market would support redevelopment of the property.

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

TO: Josh Wooldridge, Trammell Crow Residential

DATE: October 31, 2005

FROM: Meghan Van Dam
Department of Planning and Zoning

SUBJECT: 2005 APR Mount Vernon Nominations

REFERENCE: Clarification from Nominator

To follow up on our conversation last week, I have listed below the nominations for the Mount Vernon District submitted in the 2005 APR cycle by Trammell Crow Residential. I have also included a brief review of the clarifications that we discussed last week. We need these clarifications from you as soon as possible in order to continue a timely review of your nominations. If you have any further questions, please feel free to call me at 703.324.1363. I also will contact you when we schedule the Task Force meetings in the next few months.

Thank you,
Meghan Van Dam

Mount Vernon APR Nominations				
Nominator / SITE	Parcel Numbers	Clarification	Proposed FAR w/ retail	Aggregate Size
<p>Josh Wooldridge</p> <p>1. PENN DAW Shopping Center</p>	<p>08333-01-0022C 0833-01-0022D 0833-01-0022B 0833-09-010005 0833-09-01B 0833-03-010005A</p>	<p>Land unit recommendations can be found in Sub Unit F-1 (parcels 22B, 22C, and 22D) & Sub-unit D (parcels 5, 5A, & B).</p> <p>CLARIFICATION:</p> <p>We acknowledge the land unit recommendations for the Penn Daw shopping center are located in Sub Unit F-1 (parcels 22B, 22C, and 22D) & Sub-unit D (parcels 5, 5A, & B).</p>	<p>TCR PROGRAM:</p> <p>Propose: 1.5 FAR</p> <p>Proposed Gross Size: 285,637.5 sf</p> <p><u>Proposed Retail SF:</u> 45,637.5 (15% Total Site)</p> <p><u>Proposed Residential SF:</u> 240,000 (85% Total Site)</p>	<p>190,425 sf (4.37 Acres)</p>
<p>Josh Wooldridge</p> <p>2. Smitty's Building Supply Assemblage</p>	<p>1013010031C 1013010032 1013010033 -omit 101309010001 -omit 101309010002 omit 101309010003 -omit 101309010004 omit 101-3((1))29C 101-3((1))30</p>	<p>land area includes tax map parcel 101-3 ((1)) 28, which was not listed in your property owner notification list. Please clarify whether you would like to include this parcel within your nomination. If so, you will need to send a notification letter to them and verify with the Planning Commission office that it has been sent.</p> <p>CLARIFICATION</p> <p>Please omit parcels 1012010033 + 10130901000(1-4) as they are already nominated and under contract by another developer.</p>	<p>TCR PROGRAM:</p> <p>Propose: 1.0 FAR</p> <p>Proposed Gross Size: 652,054 sf</p> <p><u>Proposed Retail SF:</u> 52,054 (8% Total Site)</p> <p><u>Proposed Residential SF:</u> 600,000 (92% Total)</p>	<p>652,054 sf (14.97 acres)</p>

	101-3((1))30B 101-3 ((1)) 31B <u>ADDING:</u> <u>101-3 ((1)) 28</u>	I WILL notify the owner of parcel 101-3 ((1)) 28 that we are nominating their site. You will not receive a copy of their notification letter until Wednesday November 1, 2005.	Site)	
Josh Wooldridge	109-2 ((1)) 24		TCR PROGRAM: Propose: 1.0 FAR Proposed Gross Size: 372,381 sf <u>Proposed Retail SF:</u> 102,381 (27.5% Total Site) <u>Proposed Residential SF:</u> 270,000 (72.5% Total Site)	372,381 sf (8.55 acres)
Josh Wooldridge	9303 ((1)) 30	County: Tax map parcel 0933-01-0030, you have indicated that the Plan recommendation for this parcel is included with the Richmond Highway Corridor Area; however, this parcel is located outside of this Area. Please indicate that the actual recommendations are located in the general recommendations for Sub-unit MV5: Groveton Planning Sector in the Mount Vernon Planning District. CLARIFICATION: Site is not addressed in the Richmond Highway Sector plan but instead recommendations are located in the general recommendations for Sub-unit MV5: Groveton Planning Sector in the Mount Vernon Planning District.	TCR PROGRAM: Propose: .60 FAR Proposed Gross Size: 1,966,472 sf <u>No retail proposed</u> <u>Proposed Additional Residential SF:</u> 375 Units - 393,750 sf	3,277,454 sf (75.24 acres)
Josh Wooldridge	83-3-01-0022C 83-3-01-022D 83-3-01-0022B 83-3-09-01-005 83-3-09-01B 83-3-09-01-05A	SEE ABOVE—Penn-Daw Shopping Center		171830——sf (3.94 acres)
Josh Wooldridge	101-3 ((1)) 38	County: tax map parcel 1013-01-0038, you have indicated that the Plan recommendation for this parcel is included within the Richmond Highway Corridor Area; however, this parcel is located outside of the	TCR PROGRAM: Propose: 1.0 FAR Proposed Gross Size: 238,212 sf	238,212 sf (5.47 acres)

**APR 05-IV-12MV
Clarification**

		<p>Area. Please indicate that the actual recommendations are located in the general recommendations for Sub-unit MV8: Woodlawn Planning Sector in the Mount Vernon Planning District.</p> <p>CLARIFICATION:</p> <p>We are aware that actual site recommendations are located in the general recommendations for Sub-unit MV8: Woodlawn Planning Sector in the Mount Vernon Planning instead of our previous indication that the site is located within the Richmond Highway Corridor Area.</p>	<p><u>Proposed Residential SF:</u> 238,212 (220 Units)</p>	
Josh Wooldridge	101-3 ((1)) 71	<p>County:</p> <p>For the nomination involving tax map parcel 1013-01-0071 of approximately 14 acres, please clarify if your intention is to build the 40-50 du/ac density, which could result in 560 to 700 multi-family units or the 400 multi-family units, indicated on your nomination form.</p> <p>CLARIFICATION:</p> <p>We would propose 30 DU/AC for the residential which would yield 415 units. Please see FAR calculations to the right.</p>	<p>TCR PROGRAM:</p> <p>Propose: 1.0 FAR</p> <p>Proposed Gross Size: 603,698 sf</p> <p><u>Proposed Retail SF:</u> 103,698 (17% Total Site)</p> <p><u>Proposed Residential SF:</u> 500,000 (83% Total Site) 30 DU/AC: 415 Units Residential</p>	<p>603,698 sf (13.86 acres)</p>
Josh Wooldridge	109-2 ((1)) 21B 109-2 ((1)) 21C		<p>TCR PROGRAM:</p> <p>Propose: 1.0 FAR</p> <p>Proposed Gross Size: 303,439 sf</p> <p><u>Proposed Retail SF:</u> 53,439 (18% Total Site)</p> <p><u>Proposed Residential SF:</u> 250,000 (82% Total Site)</p>	<p>303,439 sf (6.97 acres)</p>
Josh Wooldridge	109-1 ((1)) 037 109-1 ((1)) 039 109-1 ((1)) 041 109-1 ((1)) 42	<p>County:</p> <p>involving the properties located in the Village of Accotink, you have indicated that the Comprehensive Plan map has a recommendation of residential use at 16-20 du/ac, retail and other, while there is not Plan text recommendation for this area.</p>	<p>TCR PROGRAM:</p> <p>Propose: 2.5 FAR</p> <p>Proposed Gross Size: 107,097 sf</p>	<p>42,839 (.98 acres)</p>

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		<p>Please note that the Plan map recommends residential use at 5-8 du/ac and 16-20 du/ac, and more specific Plan text recommendations are located within Sub-unit LP4: Fort Belvoir Planning Sector of the Lower Potomac Planning District. Furthermore, you have specified that the aggregate square footage for this property is 95,000 square feet (2.18 acres); however, the nominated property includes in 62,000 square feet. Please clarify this discrepancy and in your proposed Plan text, please include the parcel numbers and corresponding recommendation that you would like to amend.</p> <p>CLARIFICATION:</p> <p>We were not previously aware that there were specific site recommendations in the Fort Belvoir Planning Sector for the Village of Accotink. We would like to propose an FAR of 2.5 and we actually nominated 42,839 sf.</p>	<p><u>Proposed Retail SF:</u> 7,097 (7% Total Site)</p> <p><u>Proposed Residential SF:</u> 100,000 (93% Total Site)</p>	
Josh Wooldridge	1013-01-0007 1013-01-0008	<p>County:</p> <p>To this I also wanted to add that for the nomination in the Woodlawn Garden Apartments area, parcel 101-3((1))7 is planned for 8-12 du/ac whereas you have indicated the entire area as 16-20 du/ac. Only parcel 101-3((1))8 is planned 16-20 du/ac. Please include this in your clarification.</p> <p>CLARIFICATION:</p> <p>We would like to nominate both parcels for an FAR of .65 which would equate to a new density of 22.5 and the possible construction of 450 Multifamily Units at an average square footage of 1,000 sf. This would increase the number of units on site by 210 units.</p>	<p>TCR PROGRAM: 849197.844 19.5 Acres</p> <p>Propose: .65 FAR</p> <p>Proposed Gross Size: 552,500 sf</p> <p>No Retail</p> <p>Equates to 22.5 Units / Acre for both parcels. Density for both parcels is currently 12.</p>	
Josh Wooldridge	1014-01-0009A	<p>County:</p> <p>Acreage for the nomination involving parcel 101-4((1))9A should be 3.64 and not 11.37 as indicated on the 1st page of the nomination form. Also, for the same nomination, the Plan Map designation is only "Retail and Other" and not 2-3 DU/AC.</p> <p>CLARIFICATION:</p> <p>We recognize we made a calculation error and the size of the nominate parcel should only be</p>	<p>TCR PROGRAM: 158807 (3.64 Acres)</p> <p>Propose: 2.0 FAR</p> <p>Proposed Gross Size: 317,614 sf</p> <p><u>Proposed Retail SF:</u> 47,614 (15% Total Site)</p> <p><u>Proposed Residential SF:</u> 270,000 (85% Total</p>	

		3.64 Acres. In addition, we would also like to correct the Plan Map designation of 2-3 DU/AC and instead list it as only "Retail and Other." Please see proposed development program to the right.	Site)	

Clarifications:

1. The intensity (floor to area ratio) for each of the nominations that include a mixed-use component within them. We also would like an estimated size (square footage) of the retail component.
2. For the nomination involving tax map numbers: 1013-01-0031C, 1013-01-0032, 1013-01-0033, 1013-09-010001, 1013-09-010002, 1013-09-010003, 1013-09-010004, 101-3-01-0029C, 101-3-01-30, 101-3-01-30B, 101-3-01-0031B, you have nominated an amendment to the Comprehensive Plan (Plan) recommendation #3 in the Suburban Neighborhood areas between South County CBC and Woodlawn CBC. This land area includes tax map parcel 101-3 ((1)) 28, which was not listed in your property owner notification list. Please clarify whether you would like to include this parcel within your nomination. If so, you will need to send a notification letter to them and verify with the Planning Commission office that it has been sent.
3. For the nomination involving tax map parcel 0933-01-0030, you have indicated that the Plan recommendation for this parcel is included with the Richmond Highway Corridor Area; however, this parcel is located outside of this Area. Please indicate that the actual recommendations are located in the general recommendations for Sub-unit MV5: Groveton Planning Sector in the Mount Vernon Planning District.
4. For the nomination involving tax map parcel 1013-01-0038, you have indicated that the Plan recommendation for this parcel is included within the Richmond Highway Corridor Area; however, this parcel is located outside of the Area. Please indicate that the actual recommendations are located in the general recommendations for Sub-unit MV8: Woodlawn Planning Sector in the Mount Vernon Planning District.
5. For the nomination involving tax map parcel 1013-01-0071 of approximately 14 acres, please clarify if your intention is to build the 40-50 du/ac density, which could result in 560 to 700 multi-family units or the 400 multi-family units, indicated on your nomination form.
6. For the nomination involving the properties located in the Village of Accotink, you have indicated that the Comprehensive Plan map has a recommendation of residential use at 16-20 du/ac, retail and other, while there is not Plan text recommendation for this area. Please note that the Plan map recommends residential use at 5-8 du/ac and 16-20 du/ac, and more specific Plan text recommendations are located within Sub-unit LP4: Fort Belvoir Planning Sector of the Lower Potomac Planning District. Furthermore, you have specified that the aggregate square footage for this property is 95,000 square feet (2.18 acres); however, the nominated property includes in 62,000 square feet. Please clarify this discrepancy and in your proposed Plan text, please include the parcel numbers and corresponding recommendation that you would like to amend.