

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:	_____

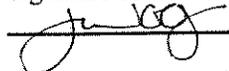
**SECTION 1: NOMINATOR/AGENT INFORMATION**

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): 603698sq. ft. 13.86acres

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 COMP. PLAN TEXT ATTACHED  
 Use the Plan on the Web for your citation. It is the most up-to-date. Link: [www.fairfaxcounty.gov/dpzz/](http://www.fairfaxcounty.gov/dpzz/).

Current Plan Map Designation: RETAIL AND OTHER

Proposed Comprehensive Plan Designation: MIXED USE

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* 40 to 50 DU/acre 400 MULTIFAMILY UNITS @ 950 SF	80%
<b>TOTAL</b>	<b>100%</b>
* 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**	
** 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**

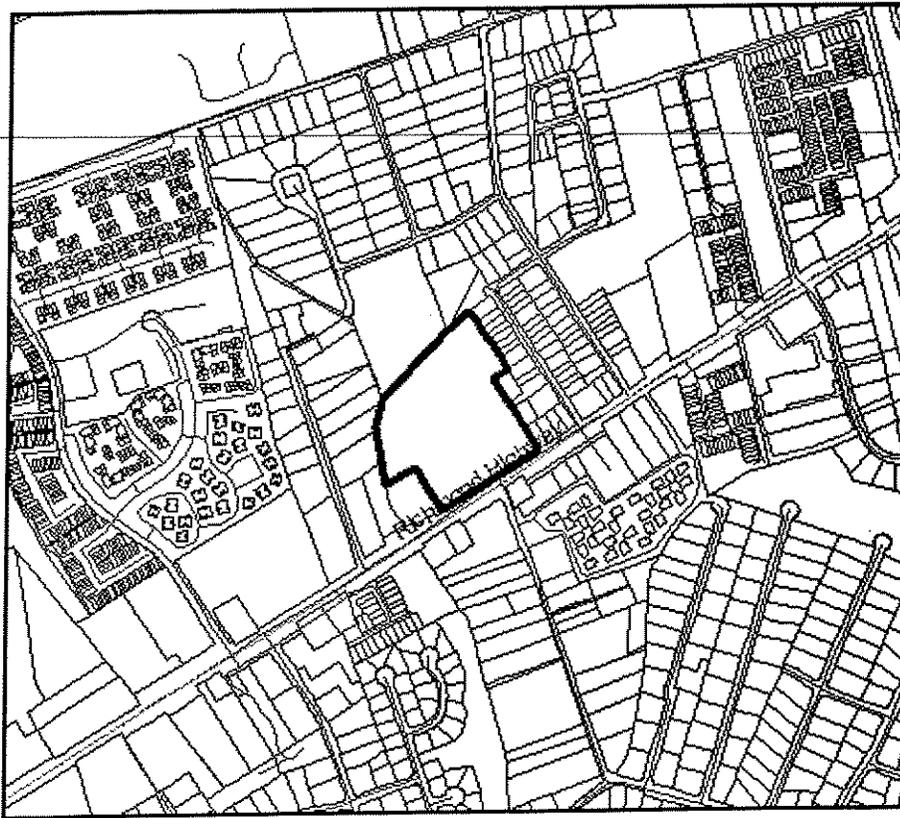
All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**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
1013-01-0071	George & Demetrios Nicholakos	8630 Richmond Highway	2101 N. Kensington Street Arlington, VA 22205	13.86	7005 1160 0001 9241 9446

1013 01 0071  
8630 RICHMOND HY

NICHOLAKOS DEMETRIOS AND



Aerial Imagery © 2002 Commonwealth of Virginia  
Fairfax © 2003

Source: Fairfax County Department  
of Tax Administration, Real Estate Division.

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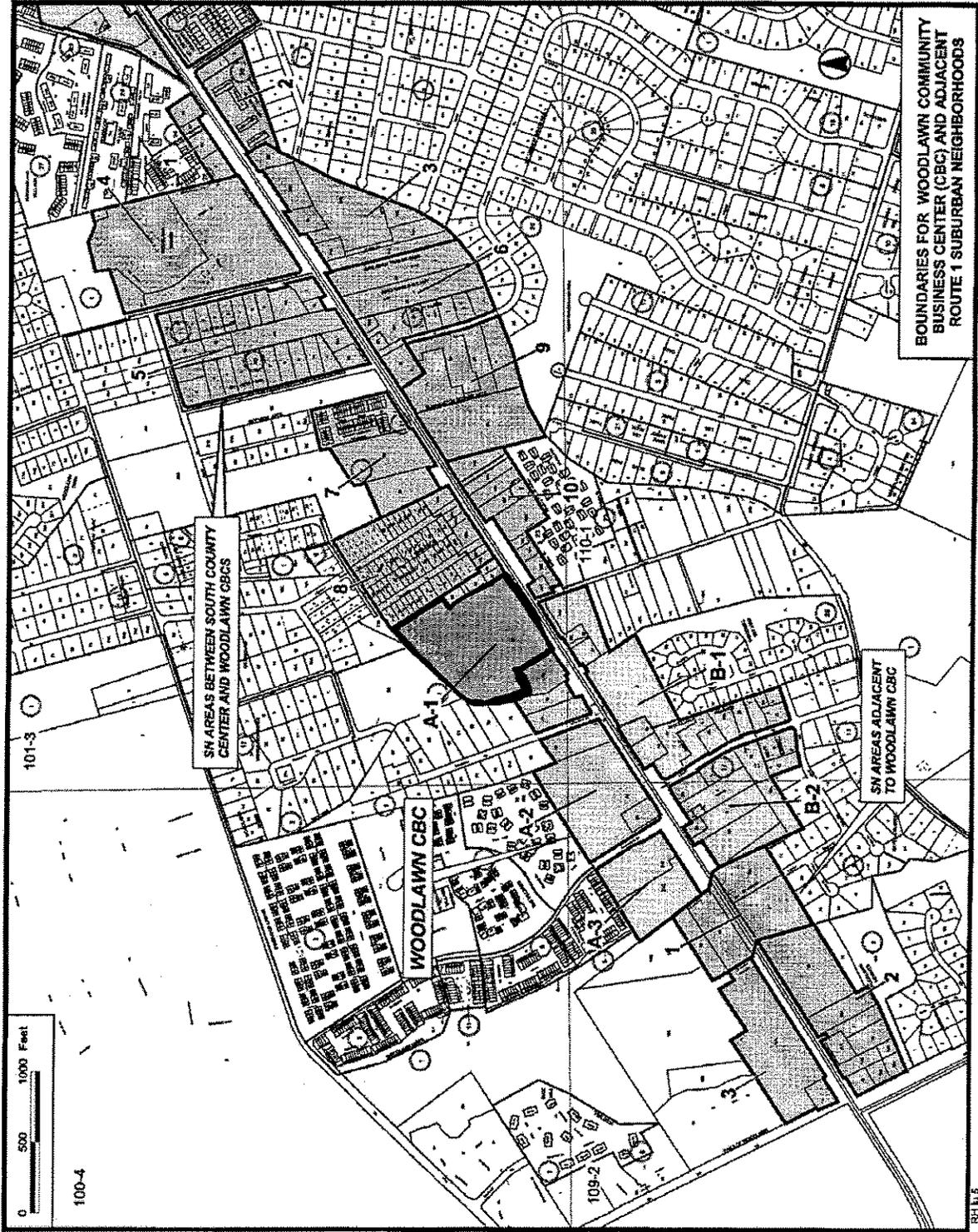


FIGURE 11

Dogue Creek and associated environmental quality corridors traverse this area of Richmond Highway. Some businesses established in environmentally-sensitive areas exist as grandfathered non-conforming uses. These areas should be protected and any environmentally degraded areas should be restored.

The intersection of Richmond Highway and Mount Vernon Memorial Highway is the gateway to upper Richmond Highway. Woodlawn Plantation, Mount Vernon, Washington's Grist Mill and Fort Belvoir are within short distances of this intersection and create a market for this Community Business Center. Therefore, redevelopment within the Woodlawn Community Business Center should relate to and complement the nearby tourist-oriented attractions. The urban design recommendations in this Plan are especially important in creating the desired historic character.

#### **Sub-unit A-1**

This sub-unit primarily consists of the Engleside Plaza Shopping Center and other strip commercial uses located on the west side of Richmond Highway north of Woodlawn Court and is planned for community-serving retail use up to .35 FAR. This area presents an opportunity for possible redevelopment. With substantial consolidation, Sub-unit A-1 is planned for mixed-use development including office and retail uses up to .50 FAR. Any development proposal should meet the following conditions:

- Consolidation of parcels includes the environmental quality corridor surrounding Dogue Creek which is preserved as open space;
- Building heights are tapered down toward adjacent residential uses;
- Dedication of needed rights-of-way for planned roadway improvements is provided;
- Substantial buffering and screening are provided to adjacent residential and other existing uses;
- Retention of existing basic retail uses (i.e. grocery, pharmacy) currently located in the Engleside Plaza Center; and
- Inclusion of urban design elements, such as streetscaping, public art, pedestrian plazas, cultural/recreation facilities, landscaped open space, landmarks or building designs which will denote this area as a focal point of the Woodlawn Community Business Center. The urban design recommendations found at the end of this Plan are used as a guide.

#### **Sub-unit A-2**

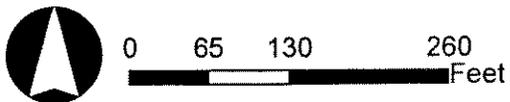
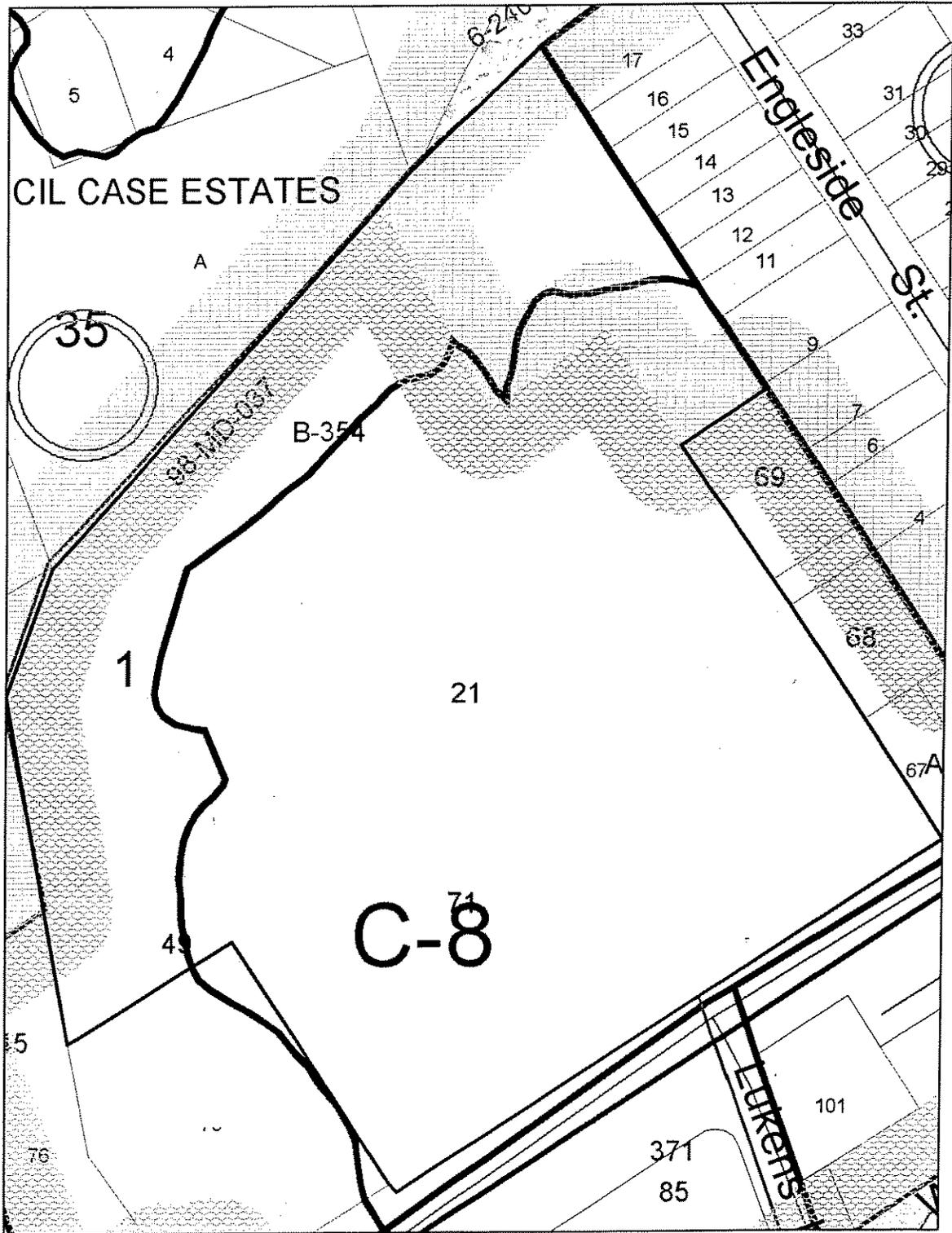
This sub-unit primarily consists of the Woodlawn Shopping Center and other strip commercial uses located on the west side of Richmond Highway south of Woodlawn Court and is planned for community-serving retail use up to .35 FAR. This area presents an opportunity for possible redevelopment. With substantial consolidation, Sub-unit A-2 is planned for mixed-use development including office and/or retail uses up to .50 FAR. Any development proposal should meet the following conditions:

- Consolidation of parcels includes the environmental quality corridor surrounding Dogue Creek which is preserved as open space;
- Building heights are tapered down toward adjacent residential uses;
- Dedication of needed rights-of-way for planned roadway improvements are provided;

## **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

<b>Mount Vernon APR Nominations</b>				
<b>Nominator / SITE</b>	<b>Parcel Numbers</b>	<b>Clarification</b>	<b>Proposed FAR w/ retail</b>	<b>Aggregate Size</b>
Josh Wooldridge  <b>1. PENN DAW Shopping Center</b>	08333-01-0022C 0833-01-0022D 0833-01-0022B 0833-09-010005 0833-09-01B 0833-03-010005A	Land unit recommendations can be found in Sub Unit F-1 (parcels 22B, 22C, and 22D) & Sub-unit D (parcels 5, 5A, & B).  <b>CLARIFICATION:</b> 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).	<b>TCR PROGRAM:</b>  <b>Propose: 1.5 FAR</b>  Proposed Gross Size: 285,637.5 sf  <u>Proposed Retail SF:</u> 45,637.5 (15% Total Site)  <u>Proposed Residential SF:</u> 240,000 (85% Total Site)	<b>190,425 sf</b> (4.37 Acres)
Josh Wooldridge  <b>2. Smitty's Building Supply Assemblage</b>	1013010031C 1013010032 1013010033 -omit 101309010001 -omit 101309010002 omit 101309010003 -omit 101309010004 omit 101-3((1))29C 101-3((1))30	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.  <b>CLARIFICATION</b>  Please omit parcels 1012010033 + 10130901000(1-4) as they are already nominated and under contract by another developer.	<b>TCR PROGRAM:</b>  <b>Propose: 1.0 FAR</b>  Proposed Gross Size: 652,054 sf  <u>Proposed Retail SF:</u> 52,054 (8% Total Site)  <u>Proposed Residential SF:</u> 600,000 (92% Total	<b>652,054 sf</b> (14.97 acres)

	101-3((1))30B 101-3 ((1)) 31B  <u>ADDING:</u> 101-3 ((1)) 28	<b>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.</b>	Site)	
Josh Wooldridge	109-2 ((1)) 24		<b>TCR PROGRAM:</b> <b>Propose: 1.0 FAR</b> Proposed Gross Size: <b>372,381 sf</b> <u>Proposed Retail SF:</u> <b>102,381 (27.5% Total Site)</b>  <u>Proposed Residential SF:</u> <b>270,000 (72.5% Total Site)</b>	<b>372,381 sf (8.55 acres)</b>
Josh Wooldridge	9303 ((1)) 30	<b>County:</b> 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.  <b>CLARIFICATION:</b> 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.	<b>TCR PROGRAM:</b> <b>Propose: .60 FAR</b> Proposed Gross Size: <b>1,966,472 sf</b>  <u>No retail proposed</u>  <u>Proposed Additional Residential SF:</u> <b>375 Units - 393,750 sf</b>	<b>3,277,454 sf (75.24 acres)</b>
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	<b>County:</b> 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	<b>TCR PROGRAM:</b> <b>Propose: 1.0 FAR</b> Proposed Gross Size: <b>238,212 sf</b>	<b>238,212 sf (5.47 acres)</b>

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		<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><b>CLARIFICATION:</b></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>	
<p>Josh Wooldridge</p> <p><b>APR 05-IV-13MV Clarification</b></p>	<p>101-3 ((1)) 71</p>	<p><b>County:</b></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><b>CLARIFICATION:</b></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><b>TCR PROGRAM:</b></p> <p><b>Propose: 1.0 FAR</b></p> <p>Proposed Gross Size: <b>603,698 sf</b></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><b>603,698 sf</b> (13.86 acres)</p>
<p>Josh Wooldridge</p>	<p>109-2 ((1)) 21B 109-2 ((1)) 21C</p>		<p><b>TCR PROGRAM:</b></p> <p><b>Propose: 1.0 FAR</b></p> <p>Proposed Gross Size: <b>303,439 sf</b></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><b>303,439 sf</b> (6.97 acres)</p>
<p>Josh Wooldridge</p>	<p>109-1 ((1)) 037 109-1 ((1)) 039 109-1 ((1)) 041 109-1 ((1)) 42</p>	<p><b>County:</b></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><b>TCR PROGRAM:</b></p> <p><b>Propose: 2.5 FAR</b></p> <p>Proposed Gross Size: <b>107,097 sf</b></p>	<p><b>42,839</b> (.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><b>CLARIFICATION:</b></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><b>County:</b></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><b>CLARIFICATION:</b></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><b>TCR PROGRAM:</b>      <b>849197.844</b> <b>19.5 Acres</b></p> <p><b>Propose: .65 FAR</b></p> <p>Proposed Gross Size: <b>552,500 sf</b></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><b>County:</b></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><b>CLARIFICATION:</b></p> <p>We recognize we made a calculation error and the size of the nominate parcel should only be</p>	<p><b>TCR PROGRAM:</b>      <b>158807</b> <b>(3.64 Acres)</b></p> <p><b>Propose: 2.0 FAR</b></p> <p>Proposed Gross Size: <b>317,614 sf</b></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.