

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:	_____

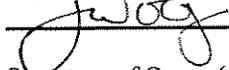
SECTION 1: NOMINATOR/AGENT INFORMATION

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: 2

Total aggregate size of all nominated parcels (in acres and square feet): 303439sq. ft. 6.97acres

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 Text 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: *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* <i>40 DU/ACRE</i> <i>250 MULTIFAMILY UNITS @</i> <i>950 SF UNIT</i>	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**	
** 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

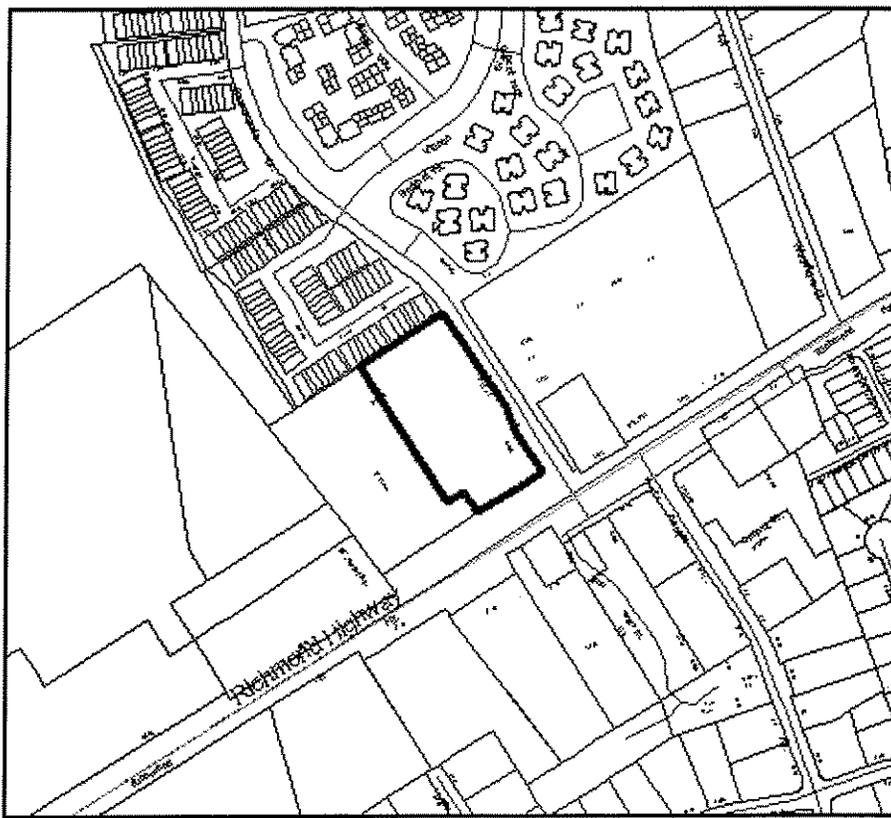
All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

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
1092-01-0021B	Sacramento Center Lp C/o Fried Companies	8792 Richmond Highway	6551 Loisdale Court Suite 900 Springfield, VA 22150	3.3	7005 1160 0001 9241 9477
1092-01-0021C	Sacramento Center LP C/o Fried Companies	8794 Richmond Highway	6551 Loisdale Court Suite 900 Springfield, VA 22150	3.67	7005 1160 0001 9241 9477

1092 01 0021B
8792 RICHMOND HY

SACRAMENTO CENTER L P



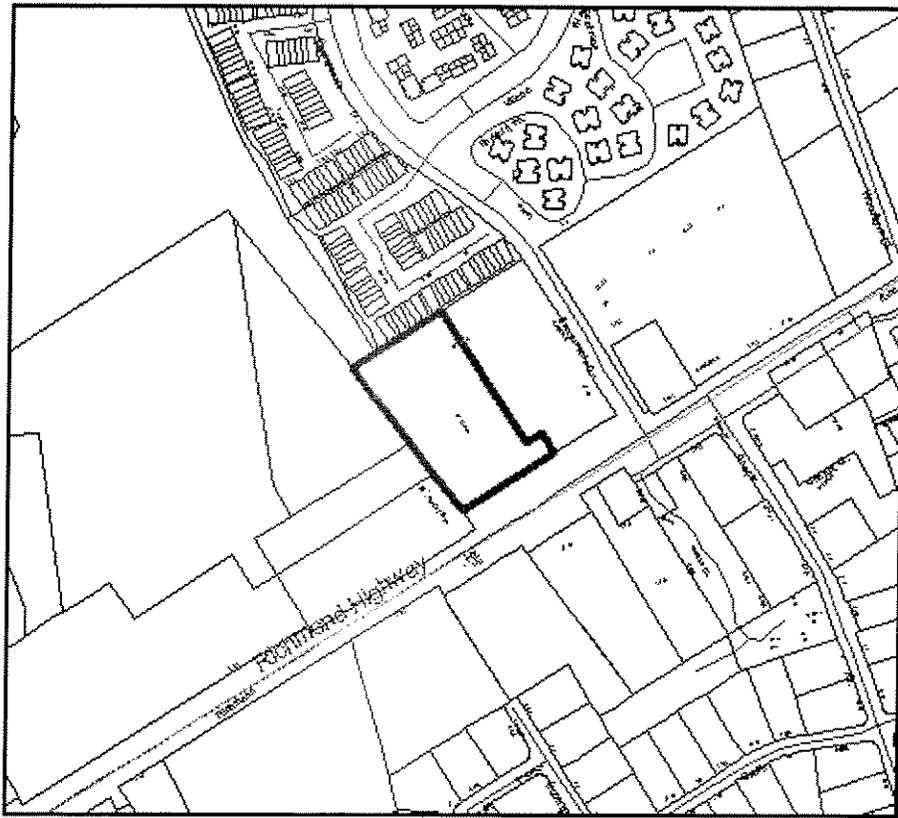
Aerial Imagery © 2002 Commonwealth of Virginia
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Source: Fairfax County Department
of Tax Administration, Real Estate Division.

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1092 01 0021C
8794 RICHMOND HY

SACRAMENTO CENTER TWO L P



Aerial Imagery © 2002 Commonwealth of Virginia
Fairfax © 2003

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

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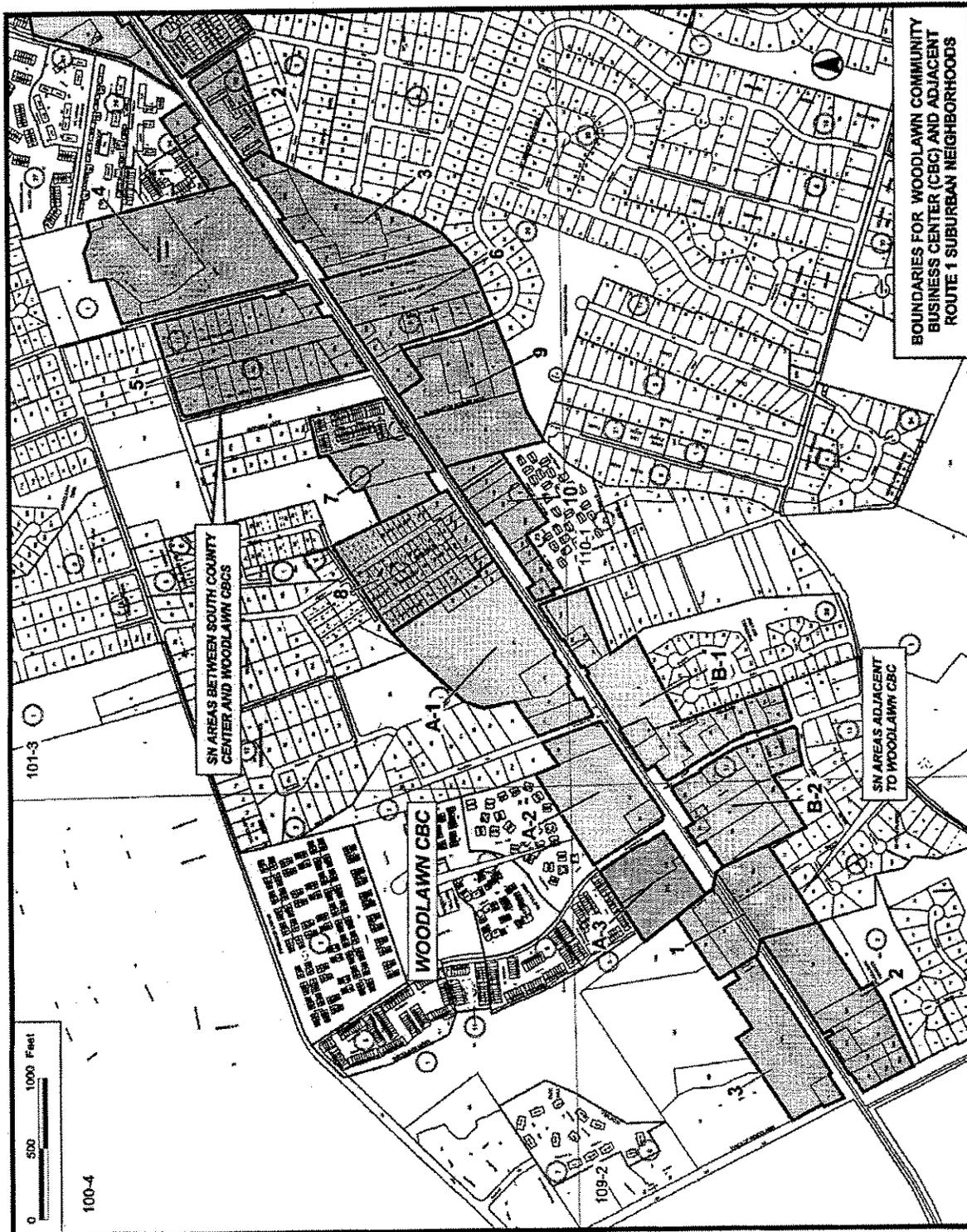


FIGURE 11

- Access points are consolidated and an efficient internal circulation system is provided;
- Substantial buffering and screening are provided to adjacent residential and other existing uses;
- Retention of existing basic commercial uses currently located in the Woodlawn Plaza Center is encouraged; 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-3

Located at the southwest corner of Richmond Highway and Sacramento Drive, Sacramento Center is planned for community-serving retail use with an intensity of up to .35 FAR.

Sub-unit B-1

Sub-unit B-1 is located along the east side of Richmond Highway between Lukens Lane and Cooper Road to Cedar Road and is planned for office and neighborhood-serving retail use up to .35 FAR. Open space should be preserved around the environmental quality corridor surrounding Dogue Creek as shown on the Plan map. Buildings should be oriented toward Richmond Highway with parking located to the rear which is well-screened and buffered from adjacent residential uses.

As an option, if parcels are substantially consolidated, a mixed-use project at an overall intensity up to .50 FAR may be appropriate if the following conditions are met:

- Residential use is a component;
- Consolidation of parcels includes the environmental quality corridor surrounding Dogue Creek which is preserved as open space, but does not require the inclusion of the Cooper Center;
- Commercial uses are oriented toward Richmond Highway and residential uses away from Richmond Highway;
- Dedication of needed right-of-way for planned roadway improvements is provided;
- Access is provided at a median break and coordinated with the planned roadway improvements;
- An efficient internal circulation system provided; and
- Substantial buffering and screening are provided to adjacent residential and other existing uses.

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
Josh Wooldridge 1. PENN DAW Shopping Center	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). CLARIFICATION: 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).	TCR PROGRAM: Propose: 1.5 FAR 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)	190,425 sf (4.37 Acres)
Josh Wooldridge 2. Smitty's Building Supply Assemblage	1013010031C 1013010032 1013010033 -omit 101309010004 -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. CLARIFICATION Please omit parcels 1012010033 + 10130901000(1-4) as they are already nominated and under contract by another developer.	TCR PROGRAM: Propose: 1.0 FAR 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)	652,054 sf (14.97 acres)

	101-3((1))30B 101-3 ((1)) 31B ADDING: 101-3 ((1)) 28	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)

		<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>
APR 05-IV-14MV Clarification				
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>

		<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.