

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

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

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Richard F. Neel, Jr, SE Fairfax Development Corp. Daytime Phone: 703.306.5008

Address: 8800-A Pear Tree Village Court, Alexandria, VA 22309

Nominator E-mail Address: info@sfdc.org

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:
President

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 4

Total aggregate size of all nominated parcels (in acres and square feet): 109727sq. ft. 2.52acres

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.fairfaxcounty.gov/dpz/.

See Attachment B

Current Plan Map Designation: See Attachment B

Proposed Comprehensive Plan Designation: See Attachment C

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	76%
Retail	9%
Public Facility, Gov & Institutional	
Private Recreation/Open Space	15%
Industrial	
Residential*	
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
0833 01 0070	Commonwealth Of Va attn: William Bryan	5938 Richmond Highway	3975 FAIR RIDGE DR FAIRFAX VA 22033	.247	
0833 01 0069	Commonwealth Of VA attn: William Brya	5928 Richmond Highway	3975 FAIR RIDGE DR ✓ FAIRFAX VA 22033	.934	
0833 01 0067A	Crestar Bank HQS8614	5922 Richmond Highway	919 EAST MAIN ST RICHMOND VA 23219	.528	
0834 01 0002	Blunts Motel, Inc.	5916 Richmond Highway	5916 RICHMOND HIGHWAY ALEXANDRIA VA 22303	.810	

Attachment B

Existing language:

The redevelopment of the "island" formed by Richmond Highway and Old Richmond Highway would enhance the "gateway" character of this area and should be encouraged. Consolidation of all parcels within this "island" and redevelopment of this area with neighborhood-serving retail use up to .25 FAR is recommended. Building orientation should be to Richmond Highway but access should be to Old Richmond Highway.

As an option, if Sub-unit A-2 is fully consolidated and included in a unified mixed-use development plan with Sub-unit A-1, then Sub-unit A-2 may be appropriate for mixed-use development up to 1.0 FAR. In addition to meeting the same conditions stated in the land use recommendation for Sub-unit A-1, as part of this mixed-use development, Old Richmond Highway should be vacated and access should be provided from Richmond Highway.

North Gateway Sub Unit A2

Attachment C

Proposal: change existing language to read:

The redevelopment of the "island" formed by Richmond Highway and Old Richmond Highway would enhance the "gateway" character of this area and should be encouraged. Consolidation of all parcels within this "island" and redevelopment of this area with neighborhood-serving retail use up to .25 FAR is recommended. Building orientation should be to Richmond Highway but access should be to Old Richmond Highway.

As an option, if Sub-unit A-2 is substantially consolidated and included in a unified office use development plan with ancillary retail uses on the ground level with Sub-unit A-1, then Sub-unit A-2 may be appropriate for office development at an intensity greater than 1.0 FAR. In addition to meeting the same conditions stated in the land use recommendation for Sub-unit A-1, as part of this office development, Old Richmond Highway should be vacated and access should be provided from Richmond Highway.

~~Deleted: fully consolidated~~

~~Deleted: mixed-use~~

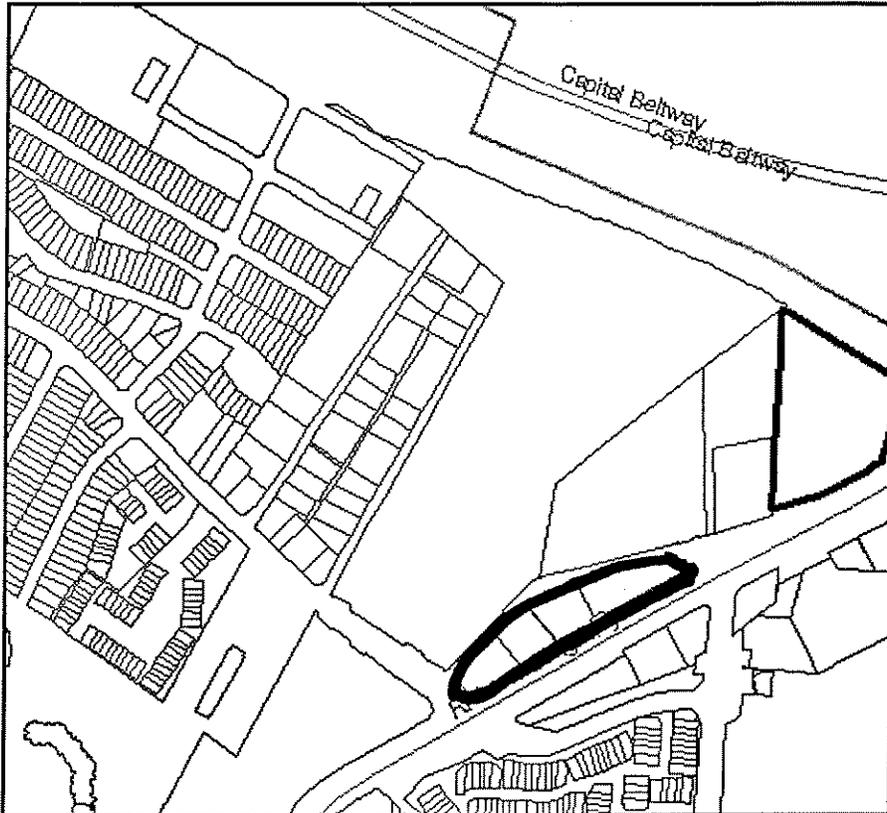
~~Deleted: mixed-use development up to 1.0 FAR~~

~~Deleted: mixed-use~~

North Gateway Sub Unit A2

0832 01 0002C
5900 RICHMOND HY

OURISMAN DODGE INC



Aerial Imagery © 2002 Commonwealth of Virginia
Fairfax © 2003

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

Attachment E

Justification

Expanding the daytime office population on Richmond Highway is essential to the long-term economic health of the corridor. Today's very limited Class-A offices inventory on Richmond Highway is insufficient to support the range of restaurant and other retail opportunities desired by the community. In light of the tremendous increase in construction of residential projects along Richmond Highway, the Southeast Fairfax Development Corporation believes that it is necessary to reserve for office uses the limited number of land units close to the Capital Beltway where the prospects for office development are strongest. Moreover, this year's Base Realignment and Closure (BRAC) recommendations to increase significantly the Department of Defense employment population at Fort Belvoir are expected to generate a substantial demand for new office construction in Southeastern Fairfax.

General information/justification for Richmond Highway Comprehensive Plan nominations submitted by the Southeast Fairfax Development Corporation

All nominations submitted seek to enable the accomplishment of goals and concepts included in the current Plan language, including:

- promoting revitalization and redevelopment, while maintaining an acceptable land use and transportation balance...
- development potential will instead be a function of market demand, available development capacity and the ability of the developer to meet performance standards set forth in the Plan...
- encouraging substantial consolidation of contiguous parcels starting at the Richmond Highway frontage back to the existing stable residential neighborhoods to provide for projects that function in a well-designed, efficient manner ...
- encouraging revitalization and redevelopment of the Richmond Highway Corridor to create more attractive, commercially viable, and functionally efficient business centers and community focal points...
- providing incentives to attract reinvestment in the Richmond Highway Corridor.

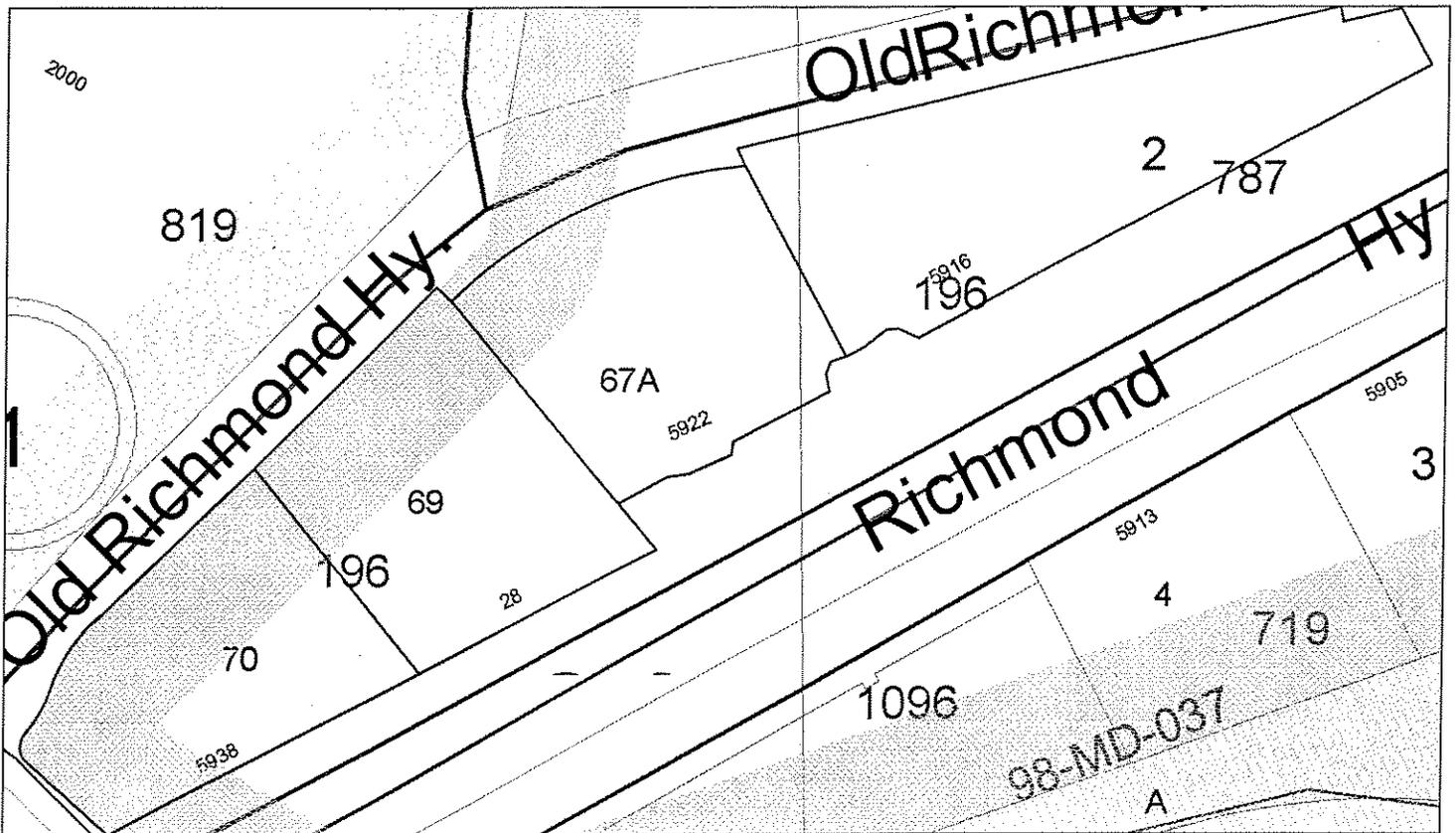
SFDC's nominations in this Annual Plan Review cycle seek primarily to fine tune density and land unit boundaries since the 2002 Plan revisions. These nominations also seek to anticipate revitalization and redevelopment opportunities which may arise from the Base Realignment and Closure (BRAC) recommendations to augment the Department of Defense employment at Fort

North Gateway Sub Unit A2

Belvoir over the next six years. SFDC nominations for several land units propose hotel or hotel/conference center and office development options in the expectation that the BRAC recommendations will be implemented and will generate sufficient government contractors relocating to Richmond Highway. In a few other cases, density has been increased from .35 to .50 FAR, the C-8 by-right density.

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APR# 05-IV-26MV
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0 45 90 180 Feet

Property owner information for the selected Parcels in

PIN : 0833 01 0069 ✓
Site Address : 5928 RICHMOND HY

COMMONWEALTH OF VIRGINIA
ATTN WILLIAM R BRYANT
3975 FAIR RIDGE DR
FAIRFAX VA 22033

PIN : 0834 01 0002 ✓
Site Address : 5916 RICHMOND HY

BLUNTS MOTEL INC
5916 RICHMOND HY
ALEXANDRIA VA 22303

PIN : 0833 01 0067A
Site Address : 5922 RICHMOND HY

CRESTAR BANK ✓
HDQ 8614
919 EAST MAIN ST
RICHMOND VA 23219

PIN : 0833 01 0070 ✓
Site Address : 5938 RICHMOND HY

COMMONWEALTH OF VIRGINIA
ATTN WILLIAM R BRYANT
3975 FAIR RIDGE DR
FAIRFAX VA 22033