

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

Staff Use Only	
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): 666,119sq. ft. 15.292 acres

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
0832 01 0001	Clt Alexandria LLC	5902 Richmond Highway	PO BOX 783 MORRISTOWN TN 37815 ✓	1.358	
0832 01 0002A	Collins Alexandria LL	1800 Old Richmond Highway	5430 BEACH DR ST LEONARD MD 20685 ✓	6.243	
0832 01 0002B	Hunting Creek LLC	5904 Richmond Highway	3263 JUNIPER LA FALLS CHURCH V 22044 ✓	2.528	
0832 01 0002C	Ourisman Dodge, Inc.	5900 Richmond Highway	5900 RICHMOND HY ALEXANDRIA VA 22314 ✓	5.161	

Attachment B

Sub-unit A-1

The area along the west side of Richmond Highway between the Capital Beltway and Old Richmond Highway is planned for retail, office and/or residential uses up to .50 FAR.

As an option, mixed-use development up to 1.0 FAR may be appropriate if the following conditions are met:

- A mix of uses, which may include office, retail and residential, is provided;
- Substantial and logical parcel consolidation is achieved;
- Pedestrian and vehicular connections are provided;
- Project design and layout provide a high quality development;
- The traffic impact of the proposed development is thoroughly analyzed and mitigated so that Huntington Avenue and Richmond Highway adjacent to the site will operate at levels of service no less than Level of Service D;
- An efficient internal vehicular circulation system is provided. Access points are consolidated, and placed away from existing intersections and operate at levels of service no less than Level of Service D;
- Adequate right-of-way is provided for the adjacent intersection improvements and road widenings;
- A pedestrian circulation system which encourages pedestrian traffic within the development, to adjacent developments and to the Huntington Metro Station is provided;
- Adequate measures to mitigate against environmental impact should be provided. The related floodplain and wetland areas should be protected in accordance with Plan objectives, as well as, other applicable guidelines and regulations; and
- Urban design elements, such as public art, pedestrian plazas, cultural/recreation facilities, landscaped open space, streetscaping, landmarks or building designs which will denote this area as a focal point of the North Gateway Community Business Center are included. The urban design recommendations found at the end of this Plan should be used as a guide.

As an alternative option, future redevelopment of Sub-unit A-1 northwest of Old Richmond Highway for residential use up to 30 dwelling units per acre to be compatible with the surrounding high-rise residential uses may be appropriate. Substantial parcel consolidation, minimization of access points, provision of an efficient internal circulation pattern and mitigation of environmental and transportation impacts are required. See land use recommendations for Sub-units A-2 and B-2 for additional options.

Attachment C

Sub-unit A-1

The area along the west side of Richmond Highway between the Capital Beltway and Old Richmond Highway is planned for office and/or retail uses up to 1.0 FAR.

As an option, office development with ancillary retail uses on the ground level greater than 1.0 FAR may be considered if the following conditions are met:

- Substantial and logical parcel consolidation is achieved;
- Pedestrian and vehicular connections are provided;
- Project design and layout provide a high quality development;
- The traffic impact of the proposed development is thoroughly analyzed and mitigated so that Huntington Avenue and Richmond Highway adjacent to the site will operate at levels of service no less than Level of Service D;
- An efficient internal vehicular circulation system is provided. Access points are consolidated, and placed away from existing intersections and operate at levels of service no less than Level of Service D;
- Adequate right-of-way is provided for the adjacent intersection improvements and road widenings;
- A pedestrian circulation system which encourages pedestrian traffic within the development, to adjacent developments and to the Huntington Metro Station is provided;
- Adequate measures to mitigate against environmental impact should be provided. The related floodplain and wetland areas should be protected in accordance with Plan objectives, as well as, other applicable guidelines and regulations; and
- Urban design elements, such as public art, pedestrian plazas, cultural/recreation facilities, landscaped open space, streetscaping, landmarks or building designs which will denote this area as a focal point of the North Gateway Community Business Center are included. The urban design recommendations found at the end of this Plan should be used as a guide.

Deleted: retail, office and/or residential

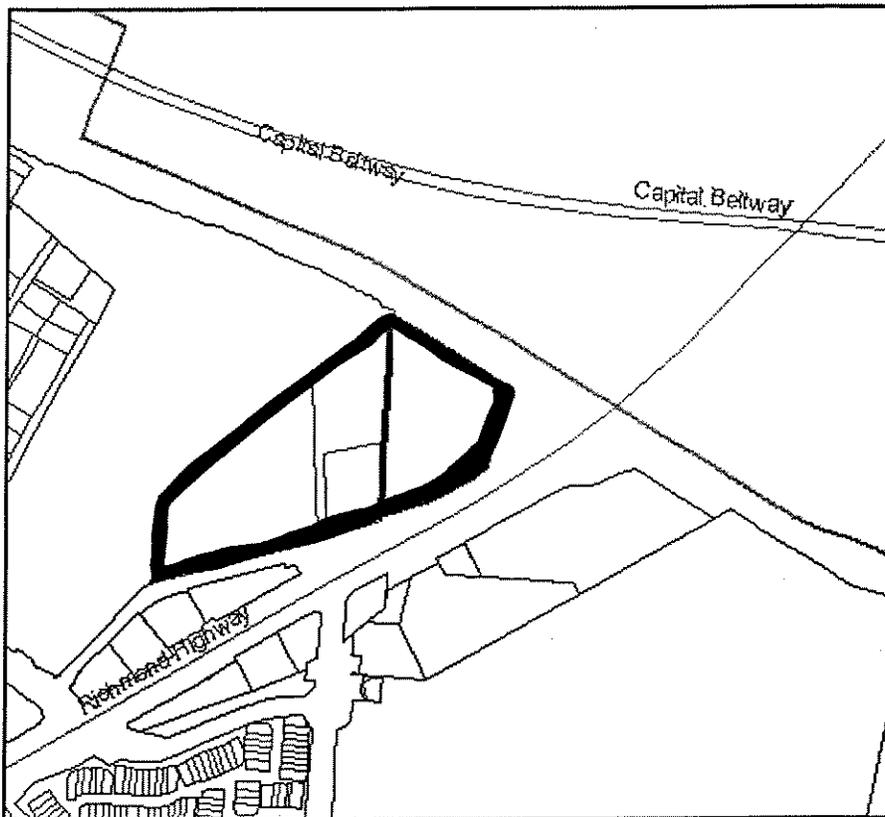
Deleted: .50

Deleted: mixed-use

Deleted: appropriate

Deleted: A mix of uses, which may include office, retail and residential, is provided; ¶

Deleted: As an alternative option, future redevelopment of Sub-unit A-1 northwest of Old Richmond Highway for residential use up to 30 dwelling units per acre to be compatible with the surrounding high-rise residential uses may be appropriate. Substantial parcel consolidation, minimization of access points, provision of an efficient internal circulation pattern and mitigation of environmental and transportation impacts are required. See land use recommendations for Sub-units A-2 and B-2 for additional options. ¶



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.

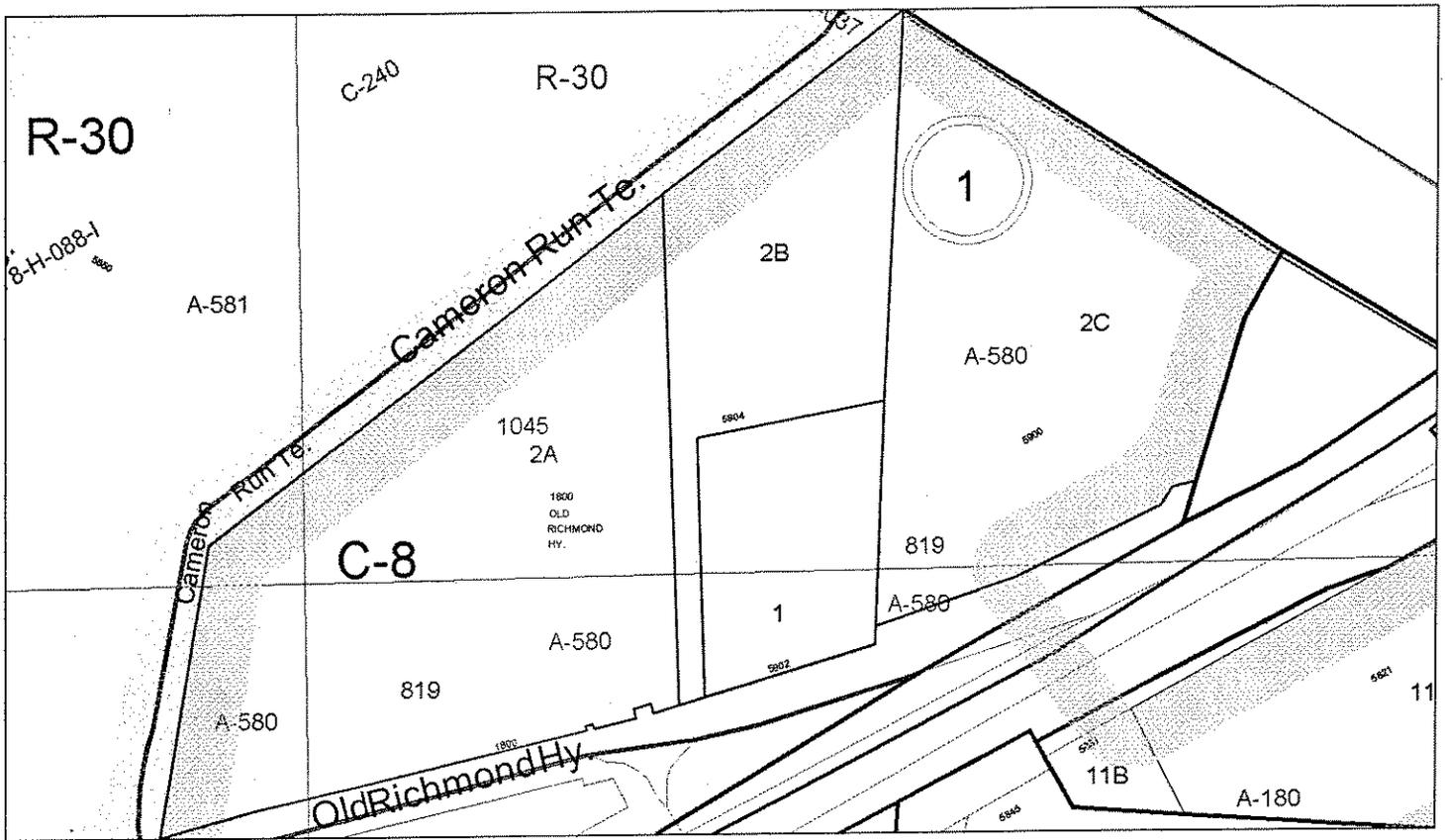
SFDC's nominations in this Annual Plan Review cycle seek primarily to fine tune density and land unit boundaries since the 2002 Plan revisions. These nominations also seek to anticipate revitalization and redevelopment opportunities which may arise from the Base Realignment and Closure (BRAC) recommendations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

North Gateway Sub Unit A2

PC - 2005-0143



0 90 180 360 Feet

Property owner information for the selected Parcels in PC - 2005-0143

PIN : 0832 01 0002A ✓
Site Address : 1800 OLD RICHMOND HY

THE COLLINS ALEXANDRIA LLC
5430 BEACH DR
ST LEONARD MD 20685

PIN : 0834 01 0001 ✓
Site Address : 5902 RICHMOND HY

CFT ALEXANDRIA LLC ✓
PO BOX 783
MORRISTOWN TN 37815

PIN : 0832 01 0002C ✓
Site Address : 5900 RICHMOND HY

OURISMAN DODGE INC
5900 RICHMOND HY
ALEXANDRIA VA 22303

PIN : 0832 01 0002B ✓
Site Address : 5904 RICHMOND HY

HUNTING CREEK LLC
3263 JUNIPER LA
FALLS CHURCH VA 22044