

SEP. 19. 2005 5:46PM

Blankingship and Keith

APR# 05-IV-6S

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

Date Received: 9/21/05
Date Accepted: _____
Planning District: _____
Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Perry N. Ives Daytime Phone: 202/879-6301

Address: SunTrust Bank, Trust Real Estate Division
1445 New York Avenue, N.W., Washington, D.C. 20005

Nominator E-mail Address: perry.ives@suntrust.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

[Handwritten Signature]

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):

SunTrust Bank, Trustee for the Estate of Clarence J. Robinson

By: [Handwritten Signature] VICE PRESIDENT
Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

Vice President of SunTrust Bank, Trustee for the Estate of Clarence J. Robinson

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 7

Total aggregate size of all nominated parcels (in acres and square feet): 5,130,907 sq. ft. 117.79 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 1/2 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.

SEP. 19. 2005 5:46PM Blankingship and Keith

NO. 9435 P. 4

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 A

Current Plan Map Designation: Industrial, private open space, private recreation, public park

Proposed Comprehensive Plan Designation:

See Attachment B

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	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
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 8½ 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 - September 21, 2005 to:
 Fairfax County Planning Commission Office
 Government Center Building, Suite 330
 12000 Government Center Parkway
 Fairfax, Virginia 22035-5505

SEP. 19. 2005 5:46PM

Blankingship and Keith

NO. 9435 P. 5

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
✓ 99-4((8))-1	SunTrust Bank, Trustee for Estate of Clarence Robinson	---	Trust Real Estate CDC 5602 2nd Floor 1445 New York Ave., N.W. Washington, DC 20005	1.9896	
✓ 99-4((8))-2	"	---	"	3.4411	
✓ 99-4((8))-3	"	---	"	0.9686	
✓ 99-4((8))-4	"	---	"	5.7882	
✓ 99-4((8))-5	"	---	"	5.9578	
✓ 108-1((12))6	"	---	"	7.1211	
✓ 108-1((12))7	"	---	"	92.5232	

SEP. 19. 2005 5:47PM Blankingship and Keith

NO. 9435 P. 6
Exhibit A**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2003 Edition**
Springfield Planning District, Amended through 2-10-2003
I-95 Corridor Industrial Area**AREA IV****Page 21****Land Unit E**

This land unit is located between I-95 and the CSX Railroad tracks south and west of Backlick Road off Terminal Road. It is the site of a large fuel storage tank farm and a variety of industrial and warehouse uses. This land unit is planned for industrial uses up to .50 FAR. In order to retain existing businesses of an industrial nature and as an option, higher intensity industrial development up to .60 FAR may be appropriate for consideration to allow for minor additions to existing facilities if such development provides for public benefits commensurate with the request being considered, such as improvements to vehicular and pedestrian safety, traffic circulation, and/or the appearance of the area through landscaping and tree cover.

As an option to the baseline recommendation for Land Unit E, a multi-story self-storage facility may be appropriate on Parcel 99-3((1))26 if the following conditions are met:

- the overall intensity does not exceed .90 FAR;
- the access to the individual storage units is internalized within the building; and
- the appearance of the industrial area and along the Fairfax County Parkway is enhanced through building design and landscaping.

Land Unit F

This land unit is located south of Backlick Road, west of Cinder Bed Road, and east of the CSX Railroad tracks and is planned for industrial uses up to .50 FAR. Current development includes low-rise buildings of the Gateway 95 Industrial Park. Infill development of flex-space type uses may be appropriate in this land unit in order to be compatible with existing uses. Additionally, building design should be of a compatible scale and appearance with existing development.

Land Unit G

This land unit is located south of Backlick Road, west of Telegraph Road, and east of Cinder Bed Road. A portion is currently used as a top-soil processing site while another portion was formerly used as a landfill. The land unit also contains extensive EQC land. The area formerly used as a landfill is planned for future use as private recreation use. Development of industrial uses up to .35 FAR on the top soil processing site may be appropriate. However, sufficient documentation will need to be provided to verify that the top soil processing site is suitable and safe for building and an environmental study must be performed. If found not to be suitable and safe for building, or if environmental issues cannot be resolved, this site should be planned for private recreation use. Land should be dedicated for public park use adjacent to existing parkland along Accotink Creek.

Land Unit H

This land unit is located north of Backlick Road, east of the CSX Railroad tracks, west of Cinder Bed Road, and south and west of the Fort Belvoir Military Railroad, and south of the Virginia Power easement. Current development includes a VDOT road maintenance compound, industrial, storage, warehouse, and retail uses. The area is planned for

SEP. 19. 2005 5:47PM Blankingship and Keith

NO. 9435 P. 7

Attachment B

Proposed Comprehensive Plan Designation

AREA IV, Springfield Planning District, I-95 Corridor Industrial Area

Land Unit G

This land unit is located south of Backlick Road, west of Telegraph Road, and east of Cinder Bed Road. A portion is currently used as a top-soil processing site while another portion was formerly used as a landfill. The land unit also contains extensive EQC land. The area formerly used as a landfill is planned for future use as private recreation use. Development of industrial or office uses up to .35 FAR on the top soil processing site may be appropriate. However, sufficient documentation will need to be provided to verify that the top soil processing site is suitable and safe for building and an environmental study must be performed. If found not to be suitable and safe for building, or if environmental issues cannot be resolved, this site should be planned for private recreation use. Land should be dedicated for public park use adjacent to existing parkland along Accotink Creek.

Add " or office " to ^{Current Plan} language, as noted above

SEP. 19. 2005 5:47PM Blankingship and Keith

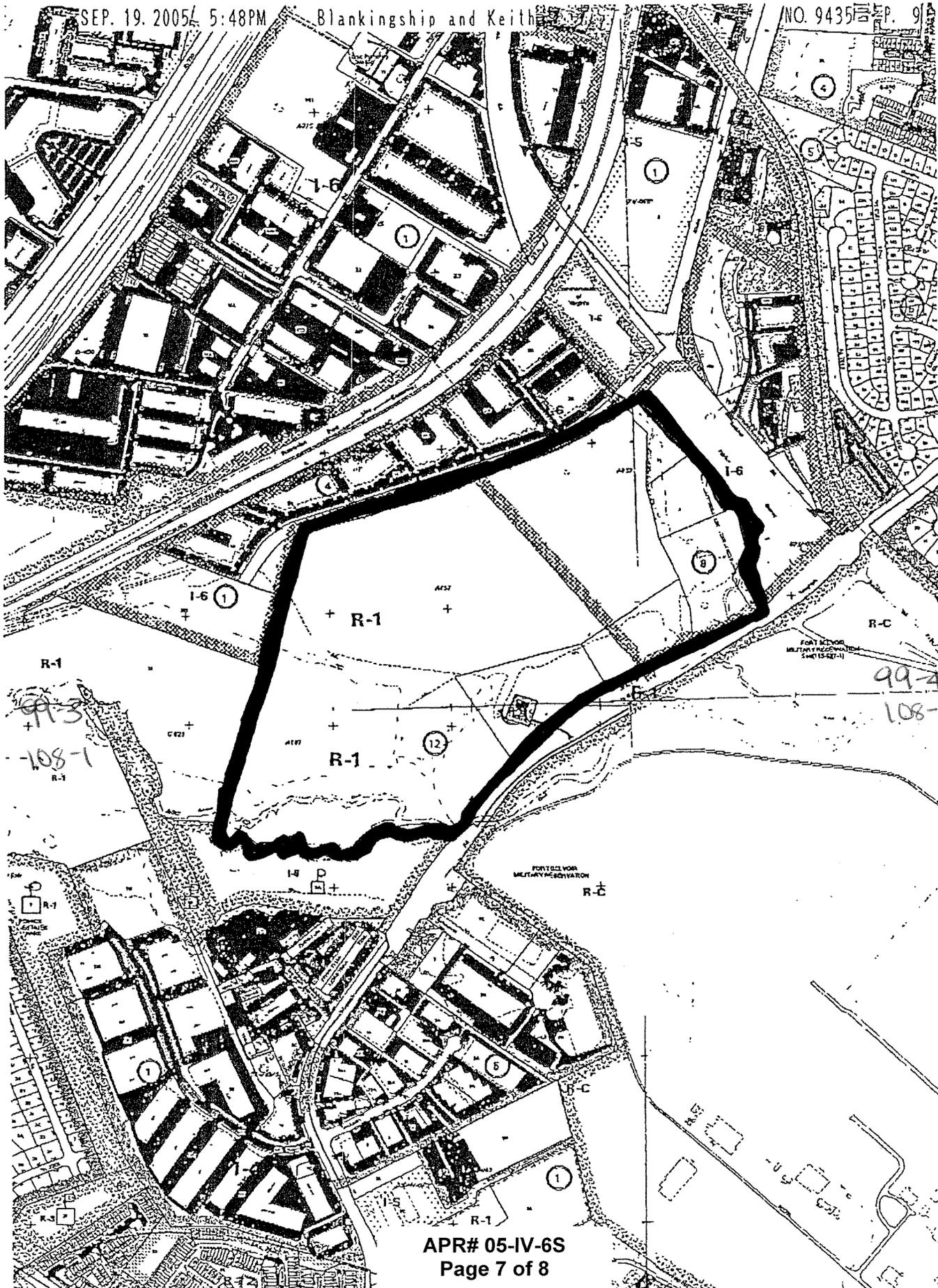
NO. 9435 P. 8

STATEMENT OF JUSTIFICATION

The Comprehensive Plan currently recommends that Land Unit G of the I-95 Corridor Industrial Area be used for private recreation use or industrial use up to 0.35 FAR. Each recommendation is still appropriate. However, in light of the changes now projected for this area as a whole, these recommendations should be broadened to include as another alternative commercial use up to a FAR of 0.35.

As a result of the Department of Defense's BRAC recommendations, it is estimated that in excess of 18,000 military personnel and civilian employee jobs may be created at or in the immediate vicinity of Fort Belvoir. This increase will result in increased demand for office use in the area. The subject property adjoins Fort Belvoir and is only a half a mile from Interstate 95. Office use of the property would be appropriate, and office use should therefore be included as a possible use for this site.

Adding office use as an alternative use for the site would be consistent with the Comprehensive Plan's goal of providing coordinated development for public and private uses and the objection of being cognizant of the role Fairfax County plays in regional growth and development.



APR# 05-IV-6S
Page 7 of 8

