

**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: ***Major General Robert F. Trimble, USAF Retired***

Daytime Phone: ***703-765-3768***

Address: ***1800 Windmill Lane, Alexandria, Virginia 22307-1946***

Nominator E-mail Address: ***Fintrim@aol.com***

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

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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: ***One***

Total aggregate size of all nominated parcels (in acres and square feet): 1,437,480 sq. ft.   33 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 \_ 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: **#4 on page 40 in the Area IV, Mount Vernon Planning District, under**

**SUBURBAN HEIGHBORHOOD AREAS BETWEEN BEACON/GROVETON  
AND HYBLA VALLEY/GUM SPRINGS COMMUNITY BUSINESS CENTERS**

(Refer to Figure 8)

4. The North Hill, a part of the former Woodley Nightingale Redevelopment Area (approximately 33 acres) located on the eastern side of Richmond Highway north of the Hybla Valley/Gum springs Community Business Center and the Woodley Hills Estates Mobile Home Park is planned for public park for passive recreational use.

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

Current Plan Map Designation: *See attached map of SNA 4 on page 35 of Area IV, Mount vernon Planning district.*

Proposed Comprehensive Plan Designation: *Add the following text as a new paragraph after the existing text for SNA 4 on page 40 in the Area IV, Mount Vernon Planning District*

Under Area IV, Mount Vernon Planning District, page 40 titled

**SUBURBAN NEIGHBORHOOD AREAS BETWEEN BEACON/GROVETON  
AND HYBLA VALLEY/GUM SPRINGS COMMUNITY BUSINESS CENTERS**

(Refer to Figure 8)

After existing text add:

As an alternate:

- a. North Hill may be redeveloped up to the density permitted by existing zoning with housing that is affordable to a range of low and moderate income households with incomes less than 80% of the Fairfax County median, and a treed park that is at least 30% of the site, provided a site plan is developed in an open public dialogue with surrounding neighborhoods and the Mount Vernon District community.
- b. Site plans should:
  1. Consider clustering homes or other innovative land planning,
  2. Provide access from Dart Drive,
  3. Protect the maximum number of mature hardwood trees and topography,
  4. Minimize impervious surfaces,
  5. Maximize access to public transit,
  6. Provide significant visual and noise buffers,
  7. Provide safe attractive trails that connect surrounding neighborhoods and,
  8. Provide access for pedestrians and motorized wheel chairs to nearby stores, offices and public transit.

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 \_ x 11 inches. Maps in color will not be accepted. NA

**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).*

X The proposal would better achieve the Plan objectives than what is currently in the adopted Plan. ***The alternate implements Comprehensive Plan recommendations that the Suburban Neighborhood which includes North Hill should be predominately residential in character and inhibit potential Incompatible land uses and/or land use intensities (Area IV, MVPD, p3); that there is an urgent need for parkland between the Beacon Hill and Hybla Valley Business Centers and the western part of Sector MV6 (Area IV, MVPD, p133, 138), not build in areas of marine clay or steep slopes, protect mature specimen trees and fulfill promises made to justify condemnation of the site for public purposes.***

x There are oversights 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**

<b>Residential Land Use Categories</b>	
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**	
<p>** 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.</p>	
<p><b>Mixed Use</b> 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 percenta</p>	
<p>ge of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.</p>	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	

Private Recreation/Open Space	
Industrial	
Residential*	
<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).	

The publicly-owned North Hill property, formerly the Woodley Highgate Mobile Home Park, is 35 acres in size and located just North of Hybla Valley at the intersection of Richmond Highway (Route 1) and Lockheed Blvd. This property has more than 125 outstanding specimen trees as identified by a county tree survey, and contains steep slopes and marine clay.

