

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: Martin D. Walsh, Esq. Daytime Phone: 703-528-4700

Address: 2200 Clarendon Blvd., 13th Floor
Arlington, VA 22201-3359

Nominator E-mail Address: mwalsh@arl.thelandlawyers.com

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

Martin D. Walsh by em

THIS BOX FOR STAFF USE ONLY	
Date Received:	<u>6/27/08</u>
Date Accepted:	<u>7-15-08 ccc</u>
Planning District:	<u>HM</u>
Special Area:	_____

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.) Charles T. Heston, 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 BDC, Managing member of Rock Creek Realty LLC, Sole member of BDC Sunrise Valley LCC

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: Dranesville Hunter Mill Providence Sully

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 9.91 acres 432,115 square feet

Is the nomination a Neighborhood Consolidation Proposal? Yes No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) Yes No

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ 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 Part 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.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: Office use @ 0.35 FAR. See attachment Part 4(a).

b. CURRENT PLAN MAP DESIGNATION: Office

c. CURRENT ZONING DESIGNATION: I-5, "General Industrial District"

NOMINATION FORM

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). 1.5 FAR for Office, Retail, and Hotel uses.

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) Office, with potential for hotel and retail, based on eventual pedestrian and bus service to the Wiehle Avenue and/or Reston Parkway Rail Station.

f. NON-RESIDENTIAL: Check the appropriate use Office Retail Government/Institutional
 Industrial Open Space
 Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: 1.5 TOTAL Gross Square Feet: 648,166 +/-

Categories	Percent of Total FAR	Square feet
Office	60-70%	450,000
Retail	5-10%	50,000
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial	20-30% (Hotel)	150,000
Residential*		
TOTAL	100%	650,000

*If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.

h. RESIDENTIAL COMPONENT (Select the appropriate density range proposed and complete the table to the right):

- .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+ (specify 10 unit density range)

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached	N/A		
Townhouse	N/A		
Low-Rise Multifamily (1-4 stories)	N/A		
Mid-Rise Multifamily (5-8 stories)	N/A		
High-Rise Multifamily (9 + stories)	N/A		
	N/A		

PART 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 and clearly legible. Maps in color will not be accepted.

PART 6: JUSTIFICATION

Each nomination must conform to 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 May 1, 2008 and June 27, 2008 to:



Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

PROPERTY 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	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
0174010010	11600 Sunrise Valley Drive	BDC Sunrise Valley LLC	5301 Wisconsin Ave, NW, Washington, DC 20015 <i>5-14-08</i>	9.9199	<i>Charles T. Hulbert, VP</i>

Confidential - CBR

Part 4(a): Comprehensive Plan Text Plan Language

Current Sub-unit F-3 (Remainder of the Land Unit)

The portion of the land unit that is not within the Reston Planned Community, generally located east of Roland Clarke Place, is planned for and developed with office uses up to .35 FAR.

Proposed Sub-unit F-3 (or H-1 Sub-unit)

1. Non-transit-oriented Option

The base line density for this 10 acre land unit should be developed with office uses up to 0.5 FAR.

2. Transit Oriented Non-Residential Mixed Use Option:

This 10 acre portion of the land unit should be developed with commercial densities up to a 1.5 FAR to include office, hotel, and support retail uses. No residential use is contemplated for this small sub-unit. Pedestrian and bus service connections should be provided to the Wiehle Avenue Metrorail Station area, possibly in conjunction with the Reston Parkway Metrorail Station area.



City of Reston
 Planning Department
 1743
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Map of the City of Reston, Virginia, showing the location of the subject property. The map is a small-scale overview of the city, with a red box indicating the area shown in detail on this page.

GENERAL NOTES

1. The subject property is located in the City of Reston, Virginia, and is shown on the attached map. The map is a small-scale overview of the city, with a red box indicating the area shown in detail on this page.



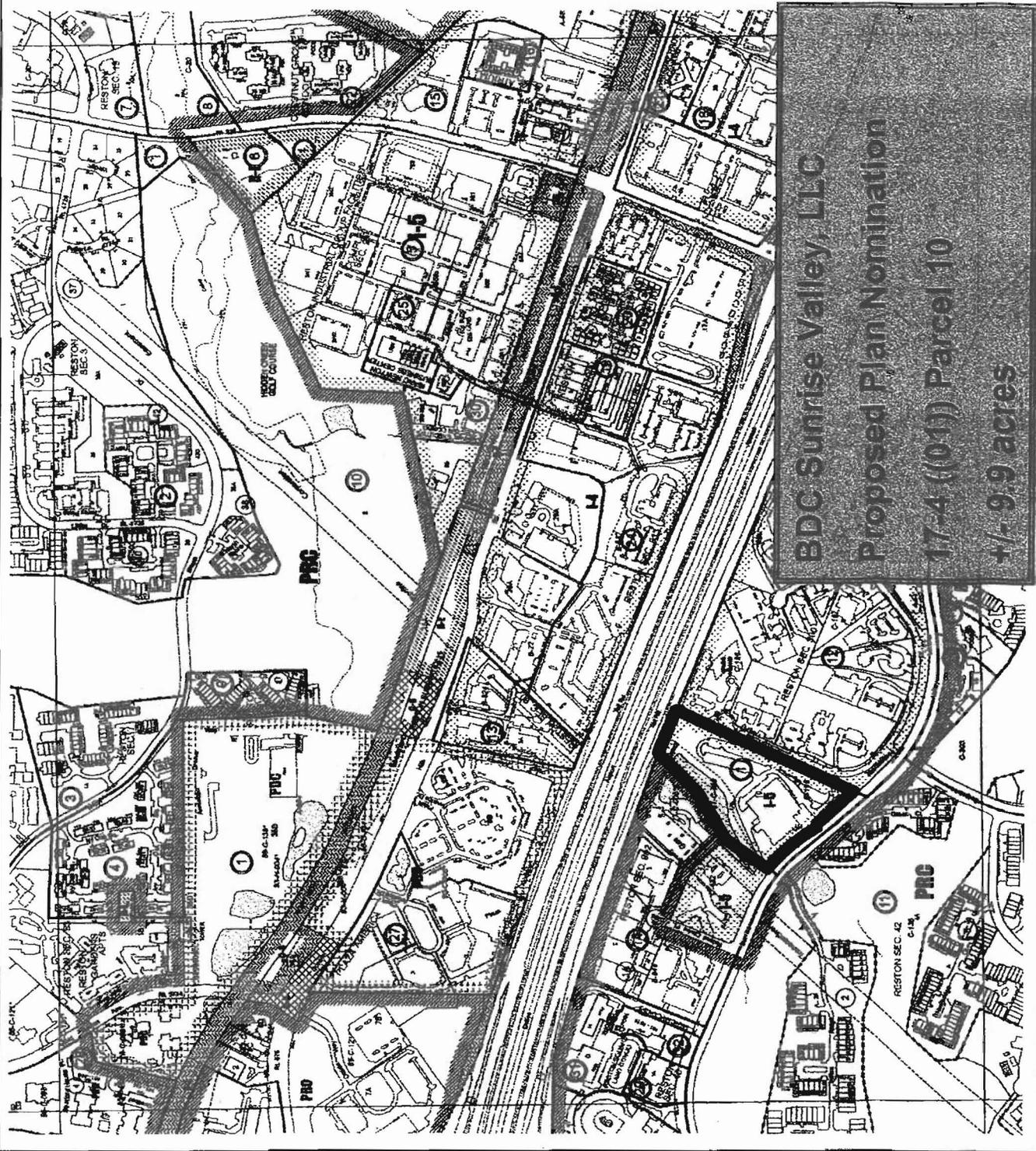
ADMINISTRATIVE INDEX

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PROPERTY MAP
 ZONING
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Revised to: 05-23-2008

PLANNING DEPARTMENT
 CITY OF RESTON, VIRGINIA
 1743



BDC Sunrise Valley, LLC
Proposed Plan Nomination
17-4 ((019)) Parcel 10
+/- 9.9 acres

Part 6: Justification: BDC Sunrise Valley LLC Property

The 10 acre Nomination property is located on the south side of the DAAR and within a ½ mile of the future Wiehle Avenue Metrorail platform and in proximity to the proposed Reston Parkway Station area. The property is almost equal distance to the Wiehle and Reston Parkway Station areas. This Nomination proposes to modify the current base Comprehensive Plan text language to a 0.5 FAR without transit service and proposes an option under the Plan for increased commercial intensity under the existing rail-oriented option to a 1.5 FAR for Office and Hotel uses. No residential use is contemplated at this time. The goal of this 1.5 FAR Plan Nomination is to make this 10 acre property transit friendly and accessible for all modes of transportation, including bus, and rail to the adjacent two rail stations along the Dulles Toll Road.

If for some unforeseen reason, rail service is not provided to this property, the base Plan language should be changed to 0.5 FAR for office use only.

The Nomination for the rail service option envisions coordinated, pedestrian-oriented development on the site with public open space and signature commercial buildings with pedestrian access to the Wiehle Metro Station and possibly to the Reston Parkway Station. Because the Wiehle Avenue Metro Station is planned to be a transit-oriented mixed-use location, properties located within ½ mile of the platform should be designed and planned to be complementary to the Wiehle Station area and even possibly the Reston Parkway Station.

In terms of justification, properties located in the vicinity of Roland Clarke Place (to the west) are approved at over 2.0 FAR and the Wiehle Avenue properties are planned at a 1.25 FAR with an APR proposal to much higher FARs. This 10 acre property should be reflective of higher density transit-oriented densities. The proposed additional density provides an opportunity for development consistent with the widely recognized principles of “Transit Oriented Development” (TOD) and thus better achieves the Plan’s objectives. Additionally, the inclusion of approximately 10 acres, in this planning effort will enable the Nomination to provide the necessary transit facilities and elements to achieve a transit oriented development in the future.

The BDC Sunrise Valley LLC property lies within ½ mile radius of the Wiehle Avenue Station area and would be more appropriately located within Sub-unit H-1, and not F-3 to promote the most immediate transit access for this site. Because the property was generally overlooked as part of the S98-CW-4CP Planning effort, the proposed APR Nomination would meet the “oversight and land use inequities” criteria for acceptance and therefore merits further consideration. It also meets and improves the Planning Objectives of the plan to a greater degree.

BDC Sunrise Valley LLC APR Nomination (Cond't)

The Nominator looks forward to working with staff on this APR nomination trusts that the attached proposed Comprehensive Plan language will be helpful in the review of this Nomination.