

**REVISED**

**Belle View Shopping Center  
Justification for Comprehensive Plan Change Nomination**

**Bellevue SC Co LLC  
Tax Map Numbers 93-2 ((1)) 1, 2, 4 and 93-1 ((1)) 72  
August 17, 2020**

The following revised statement of justification is filed on behalf of Bellevue SC Co LLC, the Owner of the property known as Belle View Shopping Center located at 1508A, 1500 and 1640 Belle View Boulevard and an unaddressed parcel (tax map no. 93-1 ((1)) 72) on Fort Hunt Road (the "Property").

During the SSPA process we had 5 meetings with the surrounding community and had 3 more scheduled before COVID put the entire SSPA process on hold. During that process, we heard significant feedback from the community and from our tenant base on how to best respond to these unprecedented times to ensure the retail center will continue to serve the community for decades to come. This submission represents a significant evolution of our concept based on that feedback and our view of how COVID will impact our tenant base.

Big picture, our revised nomination proposes to reduce the retail component to "right-size" it for the anticipated future retail environment while introducing residential mixed-use and significant park space on the site to provide the amenity base to support the newly envisioned retail. The result would be a reduced retail component (90,000 to 110,000 sf), up to 300 rental dwelling units (a single 4 to 5 story building), 20 "live-work" units to provide more opportunity to allow people to work remotely and a significant public park to mirror the green space. This level of residential is identical to the adjacent community to the south and east of the center of 20 dwelling unit per acre and significantly below the previous maximum which might have permitted up to 1,000 dwelling units.

As background, the 16-acre Property known the Belle View Shopping Center, is a one-story shopping center of approximately 182,000 square feet with a large surface parking lot and several free-standing commercial structures. This family-owned shopping center was originally constructed in 1959 as a typical auto-oriented shopping center of that era. Ever since its inception, this center has served as a community-oriented shopping center providing services to the local neighborhood, anchored by a Safeway, and a variety of retail, restaurant and personal service establishments including a bank, pharmacy and gas station. In effect, this Shopping Center has been the community gathering place since its construction.

With our revised concept, the Owner proposes a building form of 3-5 stories at a density of less than 20 dwelling units per acre, which is consistent with the surrounding garden apartments and condominiums and right-size retail element while preserving the convenience retail the community accustomed to. To that end, enclosed find the revised preliminary concept of how we envision this nomination being implemented on the Property. This includes linking the pedestrian connections with the surrounding community while maintaining accessible ground-floor retail supported and a new significant park.

Beyond responding to the challenge retail faces, this nomination continues to advance several Fairfax County objectives as set forth in the adopted Policy Plan. The nomination is consistent with Land Use Objective 2 which states *“Fairfax County should seek to establish areas of community focus which contains a mixtures of compatible land uses providing for housing, commercial, institutional/public services, and recreation and leisure activities.”* Policy a under Objective 2 continues: *“Create mixed-use Centers which enhance the sense of community and reduce the need to travel long distances for employment and/or services.”* The Belle View Shopping Center is an area of community focus and the Owner seeks to provide a mix of uses in a vibrant center that would allow for residents to live-work-play in the same location without need to travel long distances.

Second, the nomination is in line with Land Use Objective 4 which states *“The County should encourage a diverse housing stock with a mixture of types to enhance opportunities for County residents to live in proximity to their workplace and/or in proximity to mass transit.”* Lastly, Land Use Objective 7 states *“Fairfax County should reserve and/or conserve areas which provide primarily community-serving retail and service uses.”* Policy c. under Objective 7 states *“Encourage redevelopment or repurposing projects in commercial areas that would preserve or increase desirable community services.”* This nomination seeks a mixed-use development that will allow for more people to live closer to regional employment centers to the north and will also include the retention and repurposing of the retail and personal service use component of the Belle View Shopping Center on the ground floor.

We recognize the unique role this center plays in the community as the Owner has operated the site for more than 60 years. We are excited to partner with the community on the process to study whether this concept makes sense for both the Owner and the larger neighborhood so the shopping center will continue to serve the area for decades to come. We believe this evolution of the plan best allows a framework to balance the goals of residents and our tenants.



**FAIRFAX COUNTY, VIRGINIA**  
**2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT**  
**PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

TYPE OR PRINT RESPONSES IN BLACK INK

Complete all information requested on this form to submit a 2019 - 2020 South County SSPA Nomination to amend the Comprehensive Plan within the Mount Vernon, Lee, Braddock, Springfield, and Mason Districts. 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 and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

THIS BOX FOR STAFF USE ONLY

*Date Received:* \_\_\_\_\_

*Date Accepted:* \_\_\_\_\_

*Planning District:* \_\_\_\_\_

*Special Area:* \_\_\_\_\_

**1. NOMINATOR/AGENT INFORMATION**

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Nominator E-mail Address: \_\_\_\_\_

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:

\_\_\_\_\_

**2. GENERAL INFORMATION**

Check appropriate supervisor district: ☐ Lee ☐ Mason ☐ Braddock ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: \_\_\_\_\_

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

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☐ No (See page 21 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

Are you aware that you may need to complete an additional transportation analysis that would be reviewed by VDOT, if the land use proposal is deemed to cause substantial change to the state-controlled highways, or has substantial impact, defined as a proposal that would generate more than 5,000 or more daily vehicular trips to the state-controlled highways as compared to what would be generated by the adopted Comprehensive Plan recommendations? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 13-14 of the Guide to the SSPA for more information.)

☐ Yes ☐ No

**3. PROPERTY INFORMATION** – Attach either the Property 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 Part 1.

**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.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the SSPA Guide for instructions.

**a.** Current Comprehensive Plan text for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan](http://www.fairfaxcounty.gov/planning-development/fairfax-county-comprehensive-plan)) for the citation.

**b.** Current Plan Map ([www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps](http://www.fairfaxcounty.gov/planning-development/comprehensive-plan/maps))

Designation: \_\_\_\_\_

**c.** Current Zoning Designation (<https://www.fairfaxcounty.gov/geoapps/jade>).

\_\_\_\_\_

**d.** Proposed Comprehensive Plan Designation including land use type (e.g. residential, non-residential, and mixed uses), intensity (Floor Area Ratio - FAR), and density (dwelling units per acre - du/ac) as applicable.

**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?

**f. RESIDENTIAL PROPOSALS:** Select the appropriate density range proposed and complete the Residential Unit Type table.

| Residential Land Use Categories                         |                 | Residential Unit Types             |                 |                     |                   |
|---|-----------------|------------------------------------|-----------------|---------------------|-------------------|
| Categories expressed in dwelling units per acre (du/ac) | Number of Units | Unit Type                          | Number of Units | Unit Size (sq. ft.) | Total Square Feet |
| .1 - .2 du/ac (5-10 acre lots)                          |                 | Single Family Detached             |                 |                     |                   |
| .2 - .5 du/ac (2-5 acre lots)                           |                 | Townhouse                          |                 |                     |                   |
| .5 - 1 du/ac (1 - 2 acre lots)                          |                 | Low-Rise Multifamily (1-4 stories) |                 |                     |                   |
| 1 - 2 du/ac   |                 | Mid-Rise Multifamily (5-8 stories) |                 |                     |                   |
| 2 - 3 du/ac   |                 | High-Rise Multifamily (9+ stories) |                 |                     |                   |
| 3 - 4 du/ac   |                 | <b>TOTAL:</b>                      |                 |                     |                   |
| 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.**

**g. NON-RESIDENTIAL or MIXED-USE PROPOSALS:** Check the proposed use(s):

☐ Office   
 ☐ Retail & Other   
 ☐ Institutional   
 ☐ Private Recreation/ Open Space   
 ☐ Industrial   
 ☐ Residential, as part of Mixed-Use  
 (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: \_\_\_\_\_ Total Gross Square Feet: \_\_\_\_\_

| Categories   | Percent of Total FAR | Square Feet |
|--|----------------------|-------------|
| Office   |                      |             |
| Retail & Other Uses  |                      |             |
| Institutional  |                      |             |
| Private Recreation/Open Space  |                      |             |
| Industrial   |                      |             |
| Residential*   |                      |             |
| <b>TOTAL</b>   | <b>100%</b>          |             |
| <i>*If residential is a component of a mixed-use proposal, please provide the approximate number and size of each type of dwelling unit proposed in the previous Residential Unit Type table (Section f.) based on the approximate square footage.</i> |                      |             |

## 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the subject property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

## 6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☐ Addresses an emerging community concern(s);
- ☐ Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- ☐ Advances major policy objectives:
  - ☐ Environmental protection,
  - ☐ Revitalization of designated areas,
  - ☐ Economic development,
  - ☐ Preserving open space,
  - ☐ Affordable housing, or
  - ☐ Balancing transportation infrastructure and public facilities with growth and development.
- ☐ Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- ☐ Reflects implementation of Comprehensive Plan guidance;
- ☐ Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 3, 2019 and 4:30 p.m. December 3, 2019 to:*

**Fairfax County Planning Commission Office**  
<https://www.fairfaxcounty.gov/planningcommission/>  
**Government Center Building, Suite 330**  
**12000 Government Center Parkway**  
**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.

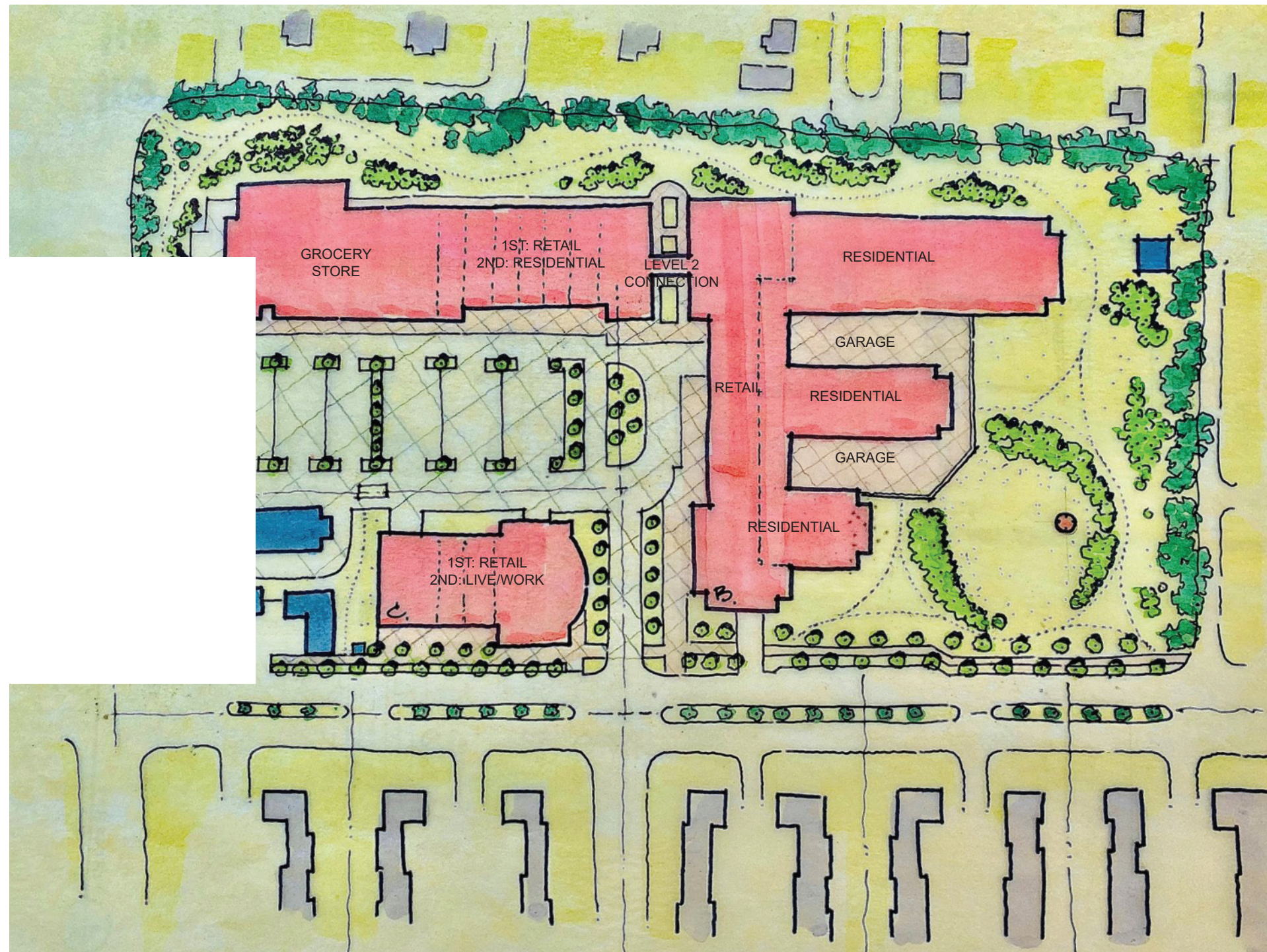
**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

| <b>Tax Map Number</b> | <b>Name of Property Owner</b> | <b>Street Address of Parcel</b> | <b>Mailing Address of Owner</b> | <b>Parcel size in acres</b> | <b>Signature of owner or Certified Receipt Number</b> |
|-----------------------|-------------------------------|---------------------------------|---------------------------------|-----------------------------|---|
|                       |                               |                                 |                                 |                             |   |
|                       |                               |                                 |                                 |                             |   |
|                       |                               |                                 |                                 |                             |   |
|                       |                               |                                 |                                 |                             |   |
|                       |                               |                                 |                                 |                             |   |
|                       |                               |                                 |                                 |                             |   |
|                       |                               |                                 |                                 |                             |   |
|                       |                               |                                 |                                 |                             |   |

## NOMINATION CHECKLIST

- ☐ 1. Completed the official nomination form;
- ☐ 2. Copy of each the notification letter and map sent by certified mail to the property owner(s), if different than the nominator/agent (Item 3);
- ☐ 3. Original and/or copies of each of the postmarked certified mail receipt(s), if different from the nominator/agent (as proof of satisfying notice requirement) (Item 3, Property Information Table);
- ☐ 4. 8 ½ x 11 Property Map (tax maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) with nomination area outlined in black ink (Item 5);
- ☐ 5. Additional page (not more than two) of justification for proposed Plan change (Item 6).
- ☐ 6. Neighborhood petition, only if neighborhood proposes a neighborhood consolidation.





## KEY:

### BUILDING A:

1ST-2ND FLOOR RETAIL

RENOVATED GROCERY STORE

+/- 48,000 SF

3RD FLOOR RESIDENTIAL

20 UNITS

7% CORE (ABOVE STOREFRONTS)

PARKING

192 RETAIL SPACES

4/1,000 SF GARAGE AND BUILDING B

32 RESIDENTIAL SPACES

IN BUILDING B (CONNECTED AT L-2)

### BUILDING B:

1ST-2ND FLOOR RETAIL

STOREFRONT

+/- 30,700 SF

3RD-5TH FLOOR RESIDENTIAL

280 UNITS

9% CORE (3 LEVELS)

PARKING

123 RETAIL SPACES

4/1,000 SF GARAGE AND STREET

448 RESIDENTIAL SPACES

1.6 / UNIT FACTOR (2 LEVEL GARAGE)

### BUILDING C:

1ST FLOOR RETAIL

STOREFRONT

+/- 14,000 SF

2ND FLOOR LIVE/WORK

+/- 14,000 SF ABOVE RETAIL

PARKING

56 RETAIL SPACES

ATTACHED GARAGE (RETAIL)

32 LIVE/WORK SPACES

BUILDING B (LIVE/WORK)

2.3/1,000 IN BUILDING B

# BELLE VIEW SHOPPING CENTER - CONCEPT

1632 BELLE VIEW BLVD  
ALEXANDRIA, VA 22307  
AUGUST 8, 2020



Belle View Shopping Center  
Trip Generation Comparison

| Belle View Shopping Center - Existing |                          |         |             |               |            |            |            |              |            |            |
|---------------------------------------|--------------------------|---------|-------------|---------------|------------|------------|------------|--------------|------------|------------|
| ITE Land Use Code                     | Land Use                 | Size    | Units       | Daily Trips   | AM Peak    |            |            | PM Peak      |            |            |
|                                       |                          |         |             |               | Total      | In         | Out        | Total        | In         | Out        |
| 820                                   | Shopping Center          | 125,829 | square feet | 7,029         | 118        | 73         | 45         | 644          | 309        | 335        |
| 850                                   | Supermarket              | 43,900  | square feet | 4,325         | 168        | 101        | 67         | 423          | 216        | 207        |
| 912                                   | Drive-In Bank            | 2,800   | square feet | 349           | 26         | 15         | 11         | 58           | 29         | 29         |
| 944                                   | Gasoline/Service Station | 8       | fuel pumps  | 1,376         | 82         | 41         | 41         | 112          | 56         | 56         |
| <b>Total Trips</b>                    |                          |         |             | <b>13,079</b> | <b>394</b> | <b>230</b> | <b>164</b> | <b>1,237</b> | <b>610</b> | <b>627</b> |
| Internal Capture                      |                          |         |             | 0             | 0          | 0          | 0          | 0            | 0          | 0          |
| Pass-by Reduction                     |                          |         |             | -4,069        | -100       | -50        | -50        | -390         | -195       | -195       |
| <b>Total External Trips</b>           |                          |         |             | <b>9,010</b>  | <b>294</b> | <b>180</b> | <b>114</b> | <b>847</b>   | <b>415</b> | <b>432</b> |
| <b>Total Driveway Trips</b>           |                          |         |             | <b>13,079</b> | <b>394</b> | <b>230</b> | <b>164</b> | <b>1,237</b> | <b>610</b> | <b>627</b> |

| Belle View Shopping Center - Proposed |                                 |        |                |              |            |            |            |            |            |            |
|---------------------------------------|---------------------------------|--------|----------------|--------------|------------|------------|------------|------------|------------|------------|
| ITE Land Use Code                     | Land Use                        | Size   | Units          | Daily Trips  | AM Peak    |            |            | PM Peak    |            |            |
|                                       |                                 |        |                |              | Total      | In         | Out        | Total      | In         | Out        |
| 221                                   | Multifamily Housing (Mid-Rise)* | 320    | dwelling units | 1,742        | 107        | 28         | 79         | 136        | 83         | 53         |
| 820                                   | Shopping Center                 | 44,700 | square feet    | 3,477        | 42         | 26         | 16         | 300        | 144        | 156        |
| 850                                   | Supermarket                     | 48,000 | square feet    | 4,615        | 183        | 110        | 73         | 451        | 230        | 221        |
| <b>Total Trips</b>                    |                                 |        |                | <b>9,834</b> | <b>332</b> | <b>164</b> | <b>168</b> | <b>887</b> | <b>457</b> | <b>430</b> |
| Internal Capture                      |                                 |        |                | -792         | -4         | -2         | -2         | -120       | -60        | -60        |
| Pass-by Reduction                     |                                 |        |                | -2,704       | -80        | -40        | -40        | -244       | -122       | -122       |
| <b>Total External Trips</b>           |                                 |        |                | <b>6,338</b> | <b>248</b> | <b>122</b> | <b>126</b> | <b>523</b> | <b>275</b> | <b>248</b> |
| <b>Total Driveway Trips</b>           |                                 |        |                | <b>9,042</b> | <b>328</b> | <b>162</b> | <b>166</b> | <b>767</b> | <b>397</b> | <b>370</b> |

\*Live/work units were conservatively included in this estimate until further trip generation methodologies can be discussed with County staff.