

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

<u>Staff Use Only</u>	
Date Received:	9/21/05
Date Accepted:	_____
Planning District:	_____
Special Area:	_____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Benjamin F. Tompkins Daytime Phone: 703-641-4200

Address: c/o Reed Smith, LLP 3110 Fairview Park Dr. Suite 1400, Falls Church, Virginia 22042

Nominator E-mail Address: btompkins@reedsmith.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):
Con attached fax copy of this page

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):
See attached signature sheets.

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: 6

Total aggregate size of all nominated parcels (in acres and square feet): 308,351sq. ft. 7.079acres

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.

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

Staff Use Only	
Date Received:	<u>9/20/05</u>
Date Accepted:	_____
Planning District:	_____
Special Area:	_____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Benjamin F. Tompkins Daytime Phone: 703-641-4200

Address: c/o Reed Smith, LLP 3110 Fairview Park Dr. Suite 1400, Falls Church, Virginia 22042

Nominator E-mail Address: btompkins@reedsmith.com

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

Benjamin F. Tompkins

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):

See attached signature sheets.

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: 6

Total aggregate size of all nominated parcels (in acres and square feet): 308,351sq. ft. 7.079acres

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 Tab A attached.

Current Plan Map Designation: Mixed Use

Proposed Comprehensive Plan Designation: Mixed Use at a FAR of 3.25

Mixed Use	
<p>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.</p>	
Categories	Percent of Total FAR
Office	
Retail / Office	5% or 10%
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	95 or 90%
TOTAL	100%
<p>* 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). See Tab B</p>	

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**	
<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>	

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.

See Tab C

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).

See Tab D

- 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:

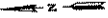
Fairfax County Planning Commission Office
 Government Center Building, Suite 330
 12000 Government Center Parkway
 Fairfax, Virginia 22035-5505

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
083-3-03-A ✓	Albert J. Dwoskin, ✓ Trustee	5838 N. Kings Highway	9302 Lee Highway Suite 300 Fairfax VA 22031	2.496	<i>Albert J. Dwoskin</i>
083-3-01-0087 ✓	Albert J. Dwoskin, ✓ Trustee	5834 N. Kings Highway	9302 Lee Highway Suite 300 Fairfax VA 22031	2.594	<i>Albert J. Dwoskin</i>
083-3-03-B ✓	Jefferson Gardens, ✓ L.C.	2650 Fort Drive, 5869, 5871, 5873, 5875, 5877 Monticello Road	4619 Lee Highway Arlington, VA 22207	1.795	<i>Robert M. Perry</i>
083-3-03-0018	Jefferson Gardens, ✓ L.C.	N.A.	4619 Lee Highway Arlington, VA 22207	0.028	<i>Robert M. Perry</i>
083-3-02-13-0001A ✓	Jefferson Gardens, ✓ L.C.	5867 Monticello Road	4619 Lee Highway Arlington, VA 22207	0.083	<i>Robert M. Perry</i>
083-3-02-13-0001B ✓	Jefferson Gardens, ✓ L.C.	5865 Monticello Road	4619 Lee Highway Arlington, VA 22207	0.083	<i>Robert M. Perry</i>



GENERAL NOTES

1. This map is a preliminary map and is subject to change without notice.

2. The zoning districts shown on this map are based on the zoning ordinance in effect on the date of the adoption of this map.

3. The zoning districts shown on this map are subject to change by the Board of Selectmen.

4. The zoning districts shown on this map are subject to change by the Board of Selectmen.

5. The zoning districts shown on this map are subject to change by the Board of Selectmen.

GENERAL NOTES

ADMINISTRATIVE POWER

1. The zoning districts shown on this map are subject to change by the Board of Selectmen.

2. The zoning districts shown on this map are subject to change by the Board of Selectmen.

3. The zoning districts shown on this map are subject to change by the Board of Selectmen.

ADMINISTRATIVE POWER

1. The zoning districts shown on this map are subject to change by the Board of Selectmen.

2. The zoning districts shown on this map are subject to change by the Board of Selectmen.

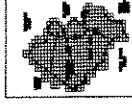
3. The zoning districts shown on this map are subject to change by the Board of Selectmen.

ADMINISTRATIVE POWER

1. The zoning districts shown on this map are subject to change by the Board of Selectmen.

2. The zoning districts shown on this map are subject to change by the Board of Selectmen.

3. The zoning districts shown on this map are subject to change by the Board of Selectmen.



R-2	R-3	R-4
C-2	C-3	C-4
P-2	P-3	P-4

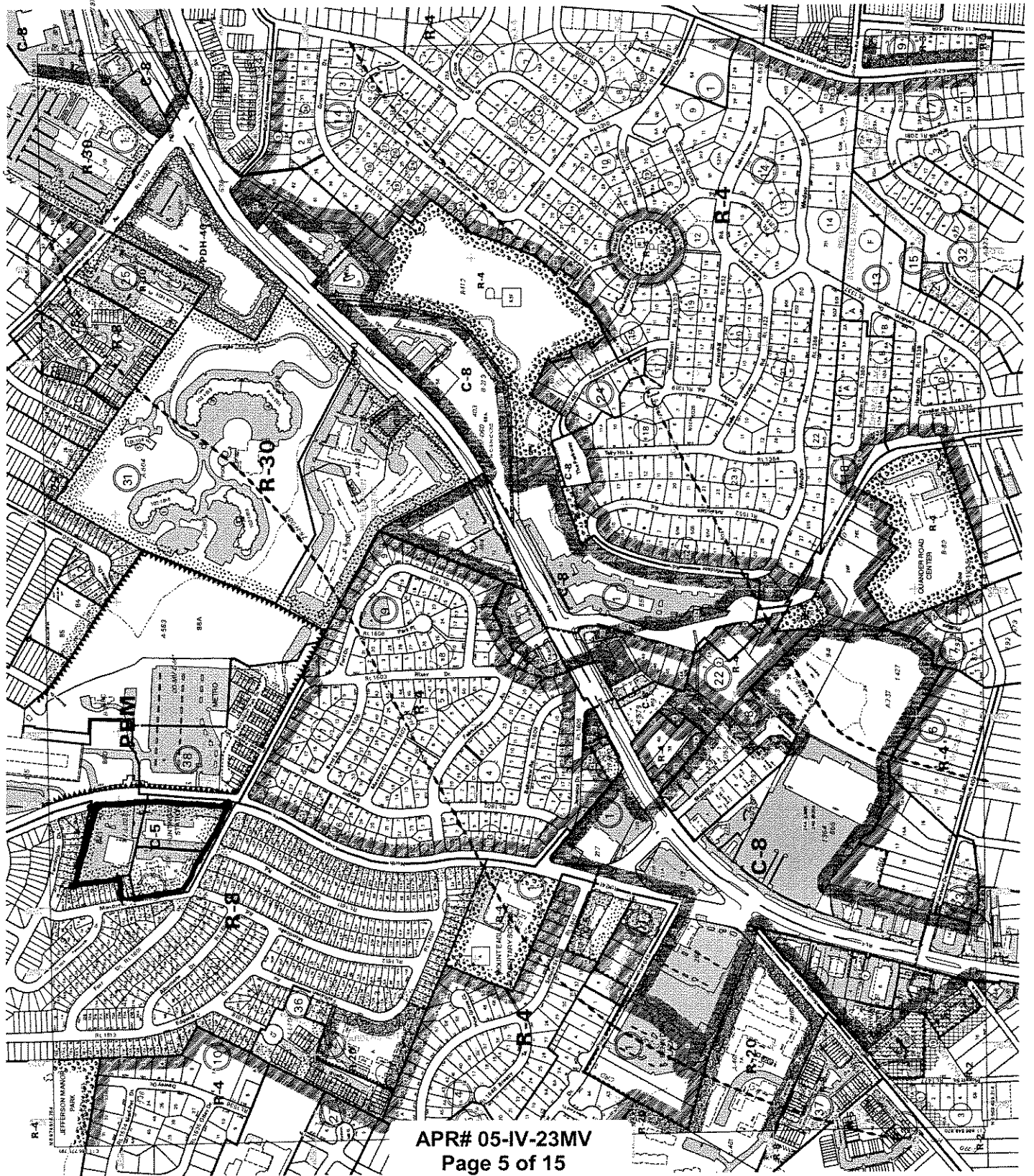
PROPERTY MAP ZONING

83-3

Revised to: 06/06/05

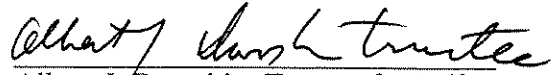
Prepared by:
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 Planning & Zoning Division
 1200 Commercial Street, Suite 117
 Falmouth, Maine 04101
 FAX: (207) 781-7777

© 2005, THE COUNTY OF FALMOUTH



Consent and Endorsement

The undersigned as the owner of Fairfax County Tax Identification map Parcels 83-3-03-A and 83-3-01-0087 hereby consents to and endorses the proposed Comprehensive Plan Amendment to which this signature page is attached.



Albert J. Dvoskin, Trustee for Jefferson
Manor Shopping Center Limited Partnership

Consent and Endorsement

The undersigned as the owner of Fairfax County Tax Identification map Parcels 83-3-03-B, 83-3-03-0018, 83-3-02-13-0001A and 83-3-02-13-0001B hereby consents to and endorses the proposed Comprehensive Plan Amendment to which this signature page is attached.

Jefferson Gardens, L.C.

By: 

Its: 

Affordable Dwelling Unit Ordinance. In addition, the following site-specific conditions must be met:

- Development should be coordinated under one planning program for the entire site;
- Retail uses should be limited to the ground level of proposed buildings along the main pedestrian access routes to the Metro station;
- Non-residential uses should be clustered around the public space near the Metro Station. Residential development should occur towards the south and east of the station in order to provide an appropriate transition to adjacent neighborhoods; and
- Vehicular access to private development should be separated from vehicle access to the Metro station.

Land Unit L and a portion of Land Unit M

The Board of Supervisors of Fairfax County directed the development of a Conservation Plan which established a conservation area for Jefferson Manor. It was adopted on June 17, 1991 (See Land Unit M). Land Unit L contains the Huntington Station Shopping Center. It is planned for a mix of retail and high density residential uses in conjunction with the portion of Land Unit M that is bounded by Fort Drive, Monticello Road, Jefferson Drive, and North Kings Highway as shown in Figure 21. Land Units L and M are included in the Jefferson Manor Conservation Area which is discussed under Land Unit M.

Excluding the existing garden apartments on Parcel 83-3((3))B which should be retained and upgraded, the entire area is planned for redevelopment with a maximum of approximately 445 dwelling units (220 units on the portion of Land Unit M within the Transit Development Area and 225 units on Land Unit L), reflecting a density of 45 dwelling units per acre. Incorporated within this high density residential development, a maximum of approximately 87,000 gross square feet of retail space is recommended on Land Unit L, the site of the existing Huntington Station Shopping Center. The redevelopment should include a plaza or other public space that is oriented to the Transit Area in terms of character and location.

The maximum level of development should be granted only if all ten of the general development criteria for the Transit Development Area are met and the following site-specific conditions are satisfied:

- Reduce vehicular access points along North Kings Highway; and
- Coordinate the design and development of Land Unit L and Land Unit M with review by the residents of the Jefferson Manor Conservation Area. Development on Land Units M and L should complement each other and reinforce the design, character and quality of the proposed development on the WMATA site as well as the existing residential character of the Jefferson Manor Conservation Area. A pedestrian-oriented public space should be created that is oriented to the public space on the WMATA property to facilitate pedestrian access across North Kings Highway.

Land Units C and D

On the north side of Huntington Avenue across from the Metro station parking lot, there are approximately 14 acres which are currently being used for interim parking by Metro. Land

TAB B

750 primarily high-rise multifamily (with potential mid-rise and low-rise along certain property boundaries) with mid-rise and high-rise unit sizes ranging from approximately 1,100 to 1,400 square feet and low-rise and single family attached, if any, ranging from 1,000 to 4,000 square feet

TAB D

JUSTIFICATION

Albert J. Dwoskin, Trustee, owner of the Huntington Station Shopping Center, and Jefferson Gardens, L.C., owner of the Jefferson Garden Apartments, ("Owners") are seeking a revision to the Comprehensive Plan Text for the property identified as Tax Map 83-3-((3))-Parcels A, B, and 18; 83-3-((1)), Parcel 87; and 83-3((2))-13 Parcels 1A and 1B ("the Property") to permit the coordinated redevelopment of these properties to achieve a more unified, higher quality Transit Oriented Development (TOD) than achievable under the current plan. The current plan designation does not promote the coordinated redevelopment of the separately owned properties. The proposal also increases the planned densities of the Property to promote redevelopment of the existing stable, but aged, functionally inefficient and aesthetically less desirable uses of the Property in a manner consistent with TOD goals, including the provision of workforce and affordable housing in close proximity to transit.

The Property consists of approximately 7.079 acres and is bounded on the east by North Kings Highway, on the west by Monticello Road and the R-8 zoned Jefferson Manor Subdivision, on the south by Fort Drive and on the north by the Jefferson Manor Subdivision. The Property is located directly across North Kings Highway from the Huntington Metro Station and is entirely within the one quarter mile radius of the station platform. The Property is currently improved with a 48,707 square foot strip retail center and 67 garden apartments.

The Property consists of Land Unit L (shopping center) and a portion of Land Unit M (apartments) of the MVI Huntington Community Planning Sector, Mount Vernon Planning District of the Area IV Comprehensive Plan. The current Comprehensive Plan Map designates the Property for Mixed-Use. Further, the Property is located within the primary Transit Development Area for Huntington Station.

The Owners believe that the current Comprehensive Plan designation of high density residential and retail mixed use should be retained, but that the specific plan text language for the area designated "Land Unit L and a portion of Land Unit M" (Page 89 of the Mount Vernon Planning District Section of the Comprehensive Plan) should be modified to permit coordinated, unified, transit and pedestrian-oriented, phased redevelopment of the Property, permitting approximately 750 residential units and up to 75,000 square feet of retail/service space. Vertically integrated mixed use building frontages would be primarily oriented toward North Kings Highway and/or oriented around a central plaza on the Property. Appropriate changes to the Huntington Transit Development Area Height Limits (Figure 23) are proposed (attached), but the nomination continues current plan limitations on height adjacent to Jefferson Manor and on the maximum height for a portion of the Property oriented toward the metro station. The development parameters would provide a transition to the surrounding neighborhood and visual connectivity with the TOD planned for the Huntington Metro Station. Appropriate changes to the Huntington Transit Development Area Open Space and Landscaped Buffer (Figure 24) (attached) designations are also proposed. Streetscape and landscaped pedestrian enhancements are proposed to be substituted for the buffer concept to enhance visual and functional connectivity within the Property and between the Property, the surrounding neighborhood and the metro station to create a vibrant pedestrian-oriented environment.

The proposed plan nomination advances numerous objectives contained in the Land Use section of the Policy Plan component of the Comprehensive Plan.

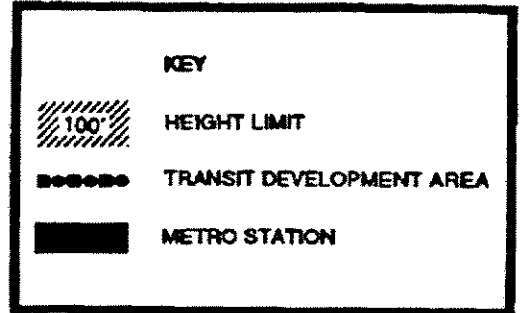
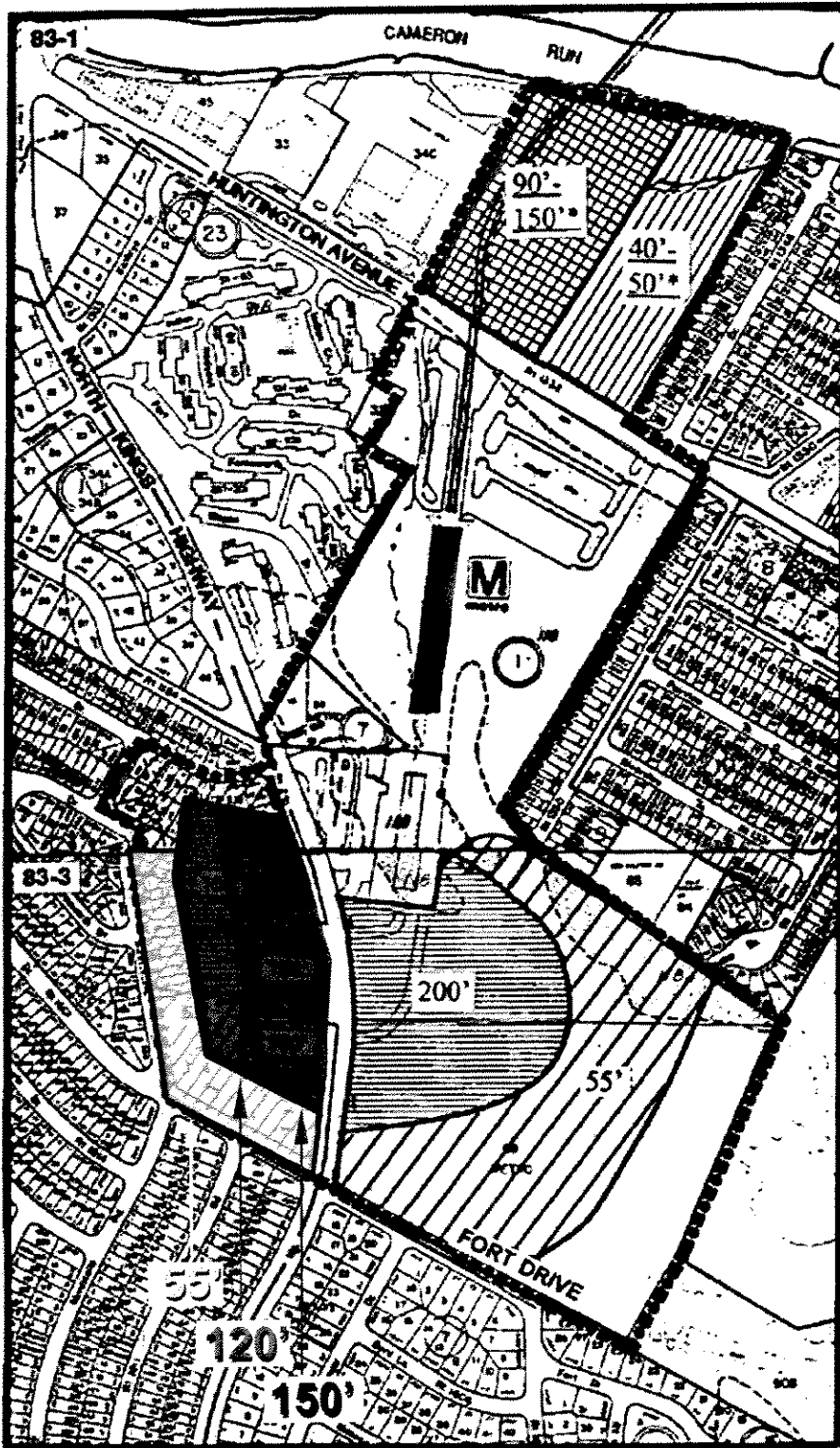
- Land Use Objective 4 provides "The County should encourage a diverse housing stock with a mixture of types to enhance opportunities for County residents to live in proximity to their work place and/or in proximity to mass transit." The nomination would provide a TOD with a mixture of housing types, increasing opportunities for work force and affordable housing and neighborhood serving retail within primary walking distance to a metro station. The nomination provides a rare opportunity to achieve this objective.
- Land Use Objective 6 provides "Fairfax County should have a land use pattern which increases transportation efficiency, encourages transit use and decreases automobile dependency". The proposal for higher density residential development and street level retail combined with increased pedestrian connectivity of the neighborhood to the Property and the metro station promotes increased pedestrian and transit trips reducing impacts to the area roadway network and provides the opportunity for residents to live, work and shop without the requirement of automobile dependency.
- Land Use Objective 7 provides "Fairfax County should reserve and/or conserve areas which provide primarily community serving retail and service uses" including implementing "programs to improve older commercial areas" and encouraging "redevelopment projects in commercial areas". The addition of high density residential that is vertically integrated with neighborhood-serving retail will accomplish this objective. The redevelopment of the Property in accord with the proposed nomination, together with the planned redevelopment of neighboring properties at higher densities, and the creation of safe, functional and aesthetically pleasing pedestrian linkages will provide both the critical walking-distance population and the pedestrian friendly environment that foster a wider variety of higher quality, community-serving retail and eating establishments. The proposed nomination will serve to increase accessibility to these services and foster a sense of "community place".
- Land Use Objective 15 provides "Fairfax County should promote the use of sound urban design principles to increase functional efficiency, unify related areas and impart an appropriate character and appearance throughout the County". The proposed coordinated development and increase in intensity will promote enhanced visual and pedestrian connectivity with the neighborhood, the Property and the Huntington Metro Station by incorporating the principles of quality urban design, including vertically integrated uses, buildings fronting on public streets and the creation of plazas and focal points with appropriate transitions to the neighborhood.
- In addition to the above, the proposed plan nomination would achieve other objectives of the Policy Plan component Comprehensive Plan, including objectives that seek to guide development to areas that are adequately served by transportation improvements and public facilities and to areas that provide opportunities for residents to live, work and shop in close proximity to each other and/or to mass transit.

Further, the proposed Plan nomination advances numerous objectives contained in the MVI Huntington Community Planning Sector element of the Mount Vernon Planning District Area IV Comprehensive Plan.

- The "Concept for Future Development" section within the MVI Huntington Community Planning Sector text states that "Land use recommendations are based upon the concept of concentrating development to a limited area nearest to the Metro station and preserving the existing stable neighborhoods around the station." Under "Recommendations" the plan states that "by its distinct character, the Huntington Transit Station Area warrants special development conditions and incentives that may not be applied elsewhere in the County, and includes "special transit zoning [and] urban design guidelines" and further states that "in suburban locations such as Huntington, mixed use development with a predominance of residential uses is highly appropriate." The increased intensity in the Plan nomination is consistent with this Plan text.
- Under Transit Development Area Conditions and Recommendations which includes the Property, the Plan states: "The predominance of residential uses within the Transit Development Area is appropriate for Huntington, reflecting the residential character of this area and recognizing the limited market for office use. The Transit Development Area also will provide a strong visual and functional focus for the Huntington community due to its central location on a topographically prominent site in the Transit Station Area. Development in this area will enhance the character of the community, increase patronage for existing local business, and lead to reinvestment in the surrounding neighborhoods. The area will become a place where County residents can live, work and shop without excessive dependence upon the automobile, thus realizing some of the County's key policy objectives." The Plan nomination is the logical fulfillment of this Plan language.

In summary, this plan nomination would provide an opportunity to redevelop an aging retail center and apartment complex with transit oriented, mixed used development that takes full advantage of the transportation efficiencies associated with development adjacent to an existing metro station, creating a vibrant day and evening mixed use community that sets the tone and character for, and provides the impetus for, the reinvestment in the surrounding community, all of which, given the size of the Property, can be accomplished in a manner that provides a high quality, mixed use node, but maintains and enhances the stability of the surrounding community.

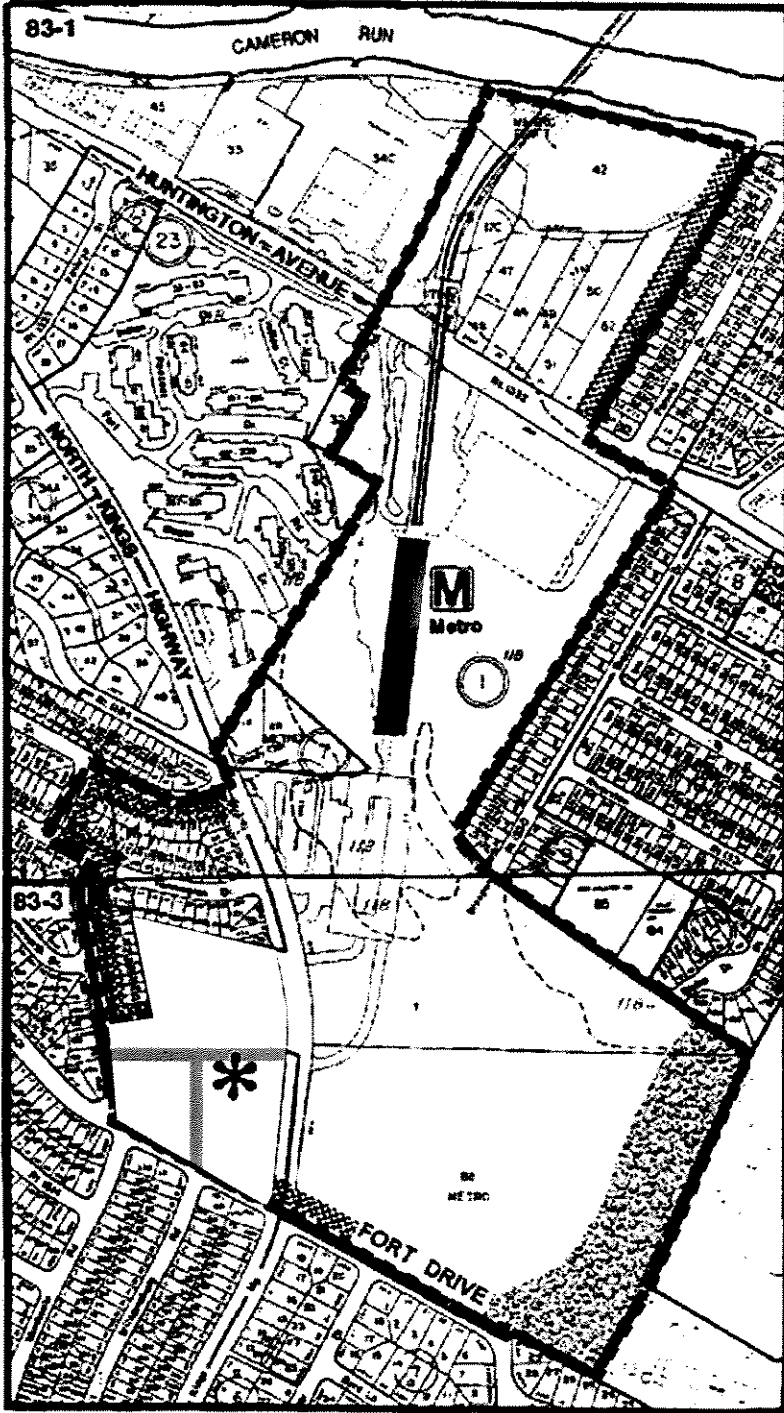
PROPOSED HEIGHT LIMITS




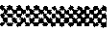





*See site-specific recommendations for Land Units C and D for additional guidance on building height limits



PROPOSED PEDESTRIAN AND OPEN SPACE FRAMEWORK



KEY

-  OPEN SPACE
-  LANDSCAPED BUFFER
-  PLAZA OR OTHER PUBLIC SPACE
-  TRANSIT DEVELOPMENT AREA
-  METRO STATION
-  SPECIAL PEDESTRIAN ZONE
-  SPECIAL STREETCAPE ZONE



Property owner information for the selected Parcels in

PIN : 0833 01 0087
Site Address : None Assigned

DWOSKIN ALBERT J TR
9302 LEE HY SUITE 300
FAIRFAX VA 22031

PIN : 0833 02130001B
Site Address : 5865 MONTICELLO RD

JEFFERSON GARDENS LC
4619 LEE HY
ARLINGTON VA 22207

PIN : 0833 03 A
Site Address : 5838 N KINGS HY

DWOSKIN ALBERT J TR
9302 LEE HY SUITE 300
FAIRFAX VA 22031

PIN : 0833 02130001A
Site Address : 5867 MONTICELLO RD

JEFFERSON GARDENS LC
4619 LEE HY
ARLINGTON VA 22207

PIN : 0833 03 0018
Site Address : None Assigned

JEFFERSON GARDENS LC
4619 LEE HY
ARLINGTON VA 22207

PIN : 0833 03 B
Site Address : None Assigned

JEFFERSON GARDENS LC
4619 LEE HY
ARLINGTON VA 22207