

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK

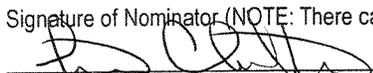
Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: Lisa M. Chiblow Daytime Phone: 703-712-5364

Address: 1750 Tysons Boulevard, Suite 1800, McLean, VA 22102

Nominator E-mail Address: lchiblow@mcguirewoods.com

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


THIS BOX FOR STAFF USE ONLY	
Date Received:	<u>9/16/09</u>
Date Accepted:	<u>9-23-09 ARR</u>
Planning District:	_____
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.) _____

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 5.007 acres 218,105 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: Property is within B-4 Glasgow Community Planning Sector of the Bailey's Planning District.

There is no specific text recommendation.

b. CURRENT PLAN MAP RECOMMENDATION: Public Facilities, Governmental and Institutional

c. CURRENT ZONING DESIGNATION: R-3

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (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). Add option to allow up to 33 residential units on the subject property.

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?) 3 multi-family buildings with a total of 33 du's, the buildings would be 3 stories and there would be surface parking

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: 0.21 TOTAL Gross Square Feet: 45,700 SF

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional	28%	12,700
Private Recreation/Open Space		
Industrial		
Residential*	72%	33,000
TOTAL	100%	45,700

*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 (Circle the appropriate density range proposed and complete the table to the right):

- | | |
|--------------------------------|-------------------------------------|
| .1 - .2 du/ac (5-10 acre lots) | 5 - 8 du/ac |
| .2 - .5 du/ac (2-5 acre lots) | 8 - 12 du/ac |
| .5 - 1 du/ac (1 - 2 acre lots) | 12 - 16 du/ac |
| 1 - 2 du/ac | 16 - 20 du/ac |
| 2 - 3 du/ac | 20+ (specify 10 unit density range) |
| 3 - 4 du/ac | _____ |
| 4 - 5 du/ac | |

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)	33	1,000	33,000
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9+ stories)			
TOTAL:	33	1,000	33,000

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 August 3, 2009 and September 16, 2009 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
614 ((1)) 118	5710 Scoville Street	Loyal Order of the Moose Lodge	P.O. Box 1025 Falls Church, VA 22046	5.007	7004 2510 00001590 0482

STATEMENT OF JUSTIFICATION

Habitat for Humanity of Northern Virginia/ Moose Lodge APR Nomination September 14, 2009

LOCATION

The following is a proposal by Habitat for Humanity of Northern Virginia to amend the current Comprehensive Plan land unit recommendation for the subject property ("Site") to a land use that would better achieve the County's Plan objectives. The subject property is located at the terminus of Scoville Road which is south of Seminary Road within the Baileys Planning District within Sub-unit B-4 of the Glasgow Community Planning Sector. The parcel is referenced as Tax Map Parcel 61-4-((1))-18 and is approximately 5 acres.

EXISTING COMPREHENSIVE PLAN RECOMMENDATION AND ZONING

The Site is currently planned for "Public Facilities, Governmental and Institutional" uses. The property is zoned R-3. The property is occupied by a 12,700 sq. ft. Moose Lodge facility which is an under-utilization of the subject property.

SURROUNDING USES

The Site itself is an ideal infill property. There are multi-family developments located to the east and west of the subject property which are both zoned R-20. The properties located to the north and south are developed with single family residences and are zoned R-3. The surrounding land uses are residential and compatible in terms of scale and density with the proposed project.

RELEVANT COMPREHENSIVE PLAN POLICIES

BOARD OF SUPERVISORS GOAL

Affordable Housing - Opportunities should be available to all who live or work in Fairfax County to purchase or rent safe, decent, affordable housing within their means. Affordable housing should be located as close as possible to employment opportunities without adversely affecting quality of life standards. It should be a vital element in high density and mixed-use development projects, should be encouraged in revitalization areas, and encouraged through more flexible zoning wherever possible.

COUNTYWIDE OBJECTIVES AND POLICIES

Objective 1: The County should increase the supply of affordable housing units each year by an amount that is equal to at least 12 percent of the total housing production in the County for the previous year. These units should serve the full range of incomes of households needing affordable housing and should include units for the disabled and handicapped.

Objective 2: The County should encourage the provision of affordable housing (as defined in the Glossary) in all parts of the County.

The Housing Chapter of the Comprehensive Policy Plan encourages Affordable Dwelling Units (ADU's) which are units priced to provide housing to families whose incomes are less than 120% of the area annual median income as well as Workforce Housing Units which are families who earn between 80% and 120% of area median income. ALL of the units with this proposal will either be ADU's (with an income limit of 60% of medium income) or Workforce Housing Units therefore assisting in achieving the County's affordable housing goals and objectives.

REQUEST FOR COMPREHENSIVE PLAN AMENDMENT

The Applicant for this proposal is Habitat for Humanity of Northern Virginia ("Habitat"). Habitat's mission is to work in partnership with families, corporations, foundations, localities, and whole communities to build and renovate houses for people in need so that as many families as possible can experience the stability and warmth of owning their own home. Habitat's goal as an organization is to eliminate poverty and homelessness from the face of the earth by building adequate and basic housing. In Northern Virginia, Habitat has been working towards that goal by facilitating the dream of homeownership for 65 families who would not have been able to do it on their own. Habitat continues to work towards this mission by setting a goal of building at least 35 more houses by the end of 2010. Habitat builds more than houses, they transform lives.

Habitat's proposal for this property is to maintain the existing Moose Lodge facility and subdivide the property to allow the development of up to 33 residential dwelling units on the southwestern half of the property. The retention of the Moose Lodge will continue to provide an institutional use on the property serving the community while the addition of affordable residences will compliment the neighboring uses and provide much needed affordable housing within Fairfax County.

The site will be designed so that there will be a synergy between the existing Moose Lodge facility and the new residences. The residences will be low rise, three stories in height, multi-family buildings. A playground will be provided and will act as a focal point among the two uses. The playground will be accessible to the members of the Moose Lodge as well as the residents of the Habitat residences providing a connection between the two uses. Landscaping and the building orientation will be strategically positioned as to create the best transition between the two uses. Access to the residential units will be from the south end of the subject property.

The Applicant proposes that an option for residential development be added to the Comprehensive Plan with the following conditions:

- Residential development shall not exceed 33 units on the subject property.
- All of the units will be either ADU's or Workforce Housing Units (at least half of the units will be ADU's).
- Design will incorporate adequate transitional screening.
- Recreational facilities on site will include a children's playground to be accessible to the future residents as well as the Moose Lodge members.
- Primary site access will be from the south end of the site.



A Fairfax County Property Publication

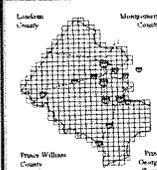


Scale: 1" = 200'

This map is based on the 1998 aerial photograph of Fairfax County, Virginia. It is not intended to be used for any other purpose.

GENERAL NOTES

1. This map is a property map showing the boundaries of lots and parcels of land within the County of Fairfax, Virginia. It is not intended to be used for any other purpose.



ADMINISTRATIVE INDEX

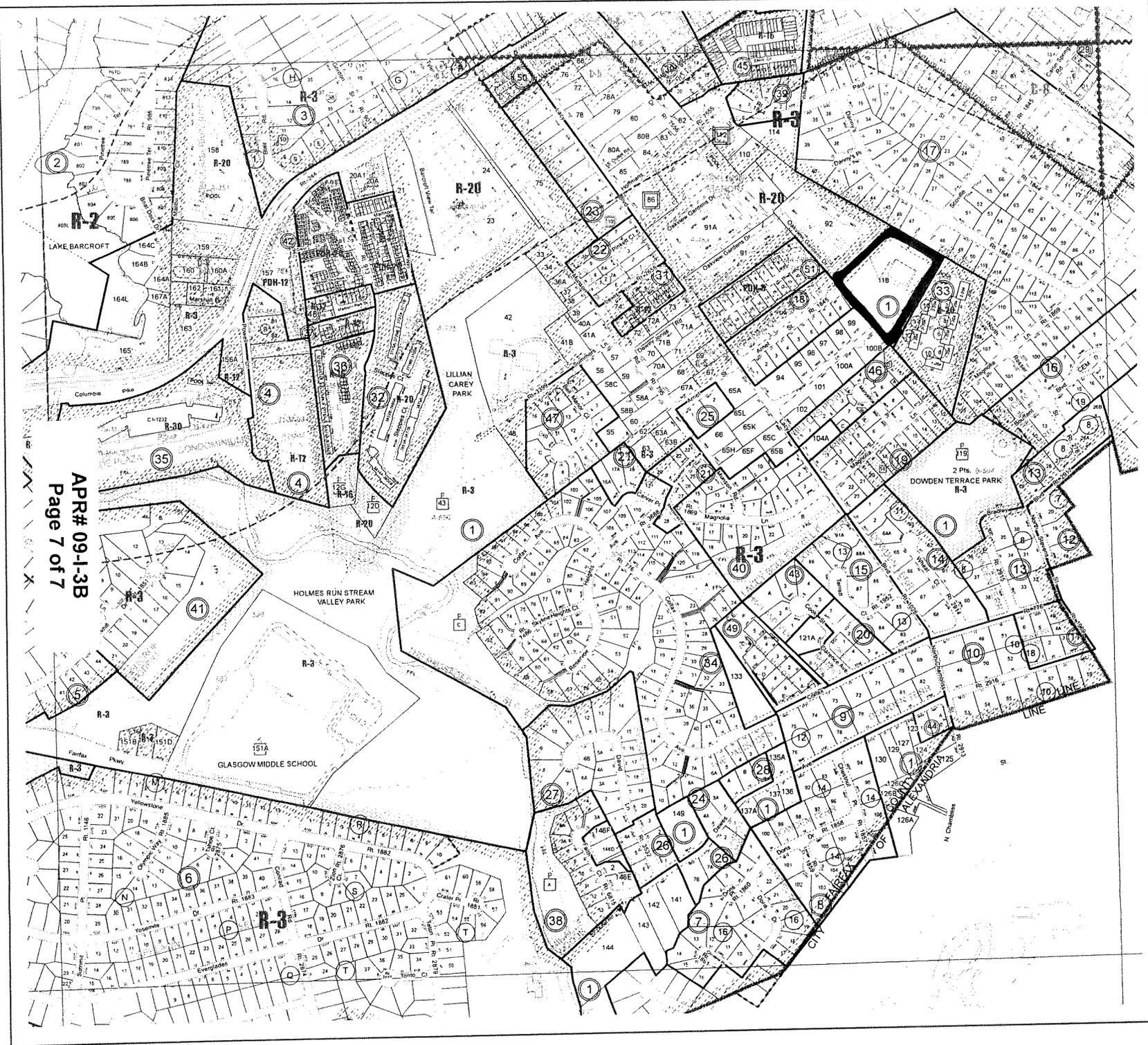
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61-3	61-4	62-3
72-1	72-2	

SHEET INDEX

PROPERTY MAP ZONING 61-4

Revised to: 01-01-2009

Prepared by: THE COUNTY OF FAIRFAX, VIRGINIA



APR# 09-1-3B
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