



2009-2010 SOUTH COUNTY AREA PLANS REVIEW GUIDE

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: Keith C. Martin, Agent Daytime Phone: 703-883-0102
Address: 8270 Greensboro Drive, Suite 810
McLean, VA 22102

Nominator E-mail Address: kcm@sacklaw.com

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.
Richard Cohen, President for Huntington Apartments Associates, L.P. by its G.P. by Huntington Realty Corp. its G.P.

THIS BOX FOR STAFF USE ONLY
Date Received: 9/16/09
Date Accepted: 9-18-09 CBR
Planning District: MV
Special Area:

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): 8.5 acres 370,260 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 8 1/2 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: Residential Development at 40 dwelling units per acre and up to 50 dwelling units per acre in the event that Huntington Avenue and Richmond Highway can be proven to operate at acceptable levels of service.

b. CURRENT PLAN MAP RECOMMENDATION: Residential 20+

c. CURRENT ZONING DESIGNATION: PDH-40

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). Res. Devlpmnt. at 40 du/ac and up to 50 du/ac plus a full service hotel in the event that Huntington Ave. & Richmond Hwy. can be proven to operate at acceptable LOS.

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?) Existing high-rise multi-family building and mid-rise full service hotel over structural 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: _____ TOTAL Gross Square Feet: _____

Categories	Percent of Total FAR	Square feet
Office		
Retail	33% Hotel	200,00 (hotel)
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*	67% (existing)	419,000 (existing)
TOTAL	100%	619,000

*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 (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)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)	443	900	419,000
TOTAL :			419,000

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:

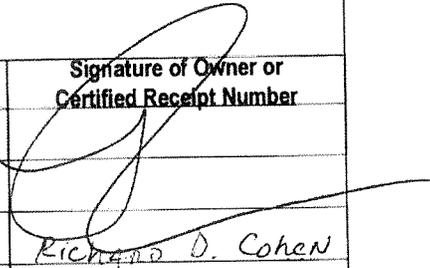


Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

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
* 83-3((1))76	Huntington Apt. Assoc., LP	c/o Capital Properties	717 5th Avenue, NY, NY 10022	8.5	
	President for Huntington Apartments Associates, L.P.				Richard D. Cohen
	by its G.P. by Huntington Realty Corp. its G.P.				

* Correct address



FEET

Map No. 09-IV-3MV, Sheet No. 83-3 (1 of 9)
This map shows the location of the property shown on this sheet in relation to the other sheets of the map. The map is a reproduction of the original map on file in the office of the Surveyor General of the Commonwealth of Virginia.

GENERAL NOTES

The information on this page is for informational purposes only. It is not intended to be used as a legal document. The information on this page is for informational purposes only. It is not intended to be used as a legal document. The information on this page is for informational purposes only. It is not intended to be used as a legal document.



ADMINISTRATIVE INDEX

83-2	83-3	83-4
82-4	83-3	83-4
82-2	83-4	82-2

SHEET INDEX

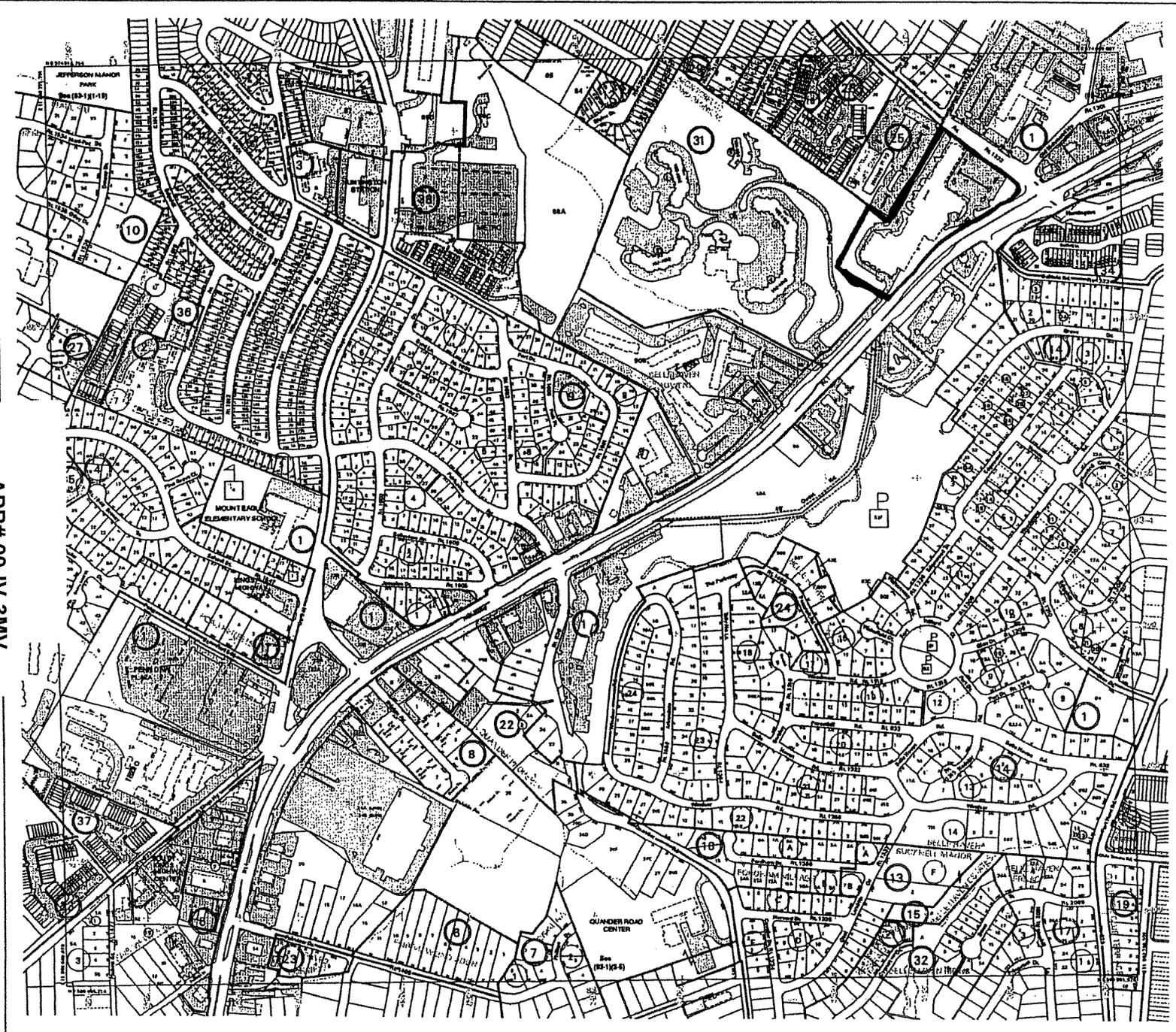
PROPERTY MAP

83-3

Revised to: 06/06/05

Prepared by:
SURVEYING AND CONSTRUCTION TECHNOLOGY
Virginia Landmarks Foundation
12000 Lakeside Drive, Suite 100
Falls Church, Virginia 22044
(703) 464-2328
FAX: (703) 464-1911

© 2005, THE SURVEYOR GENERAL OF THE COMMONWEALTH OF VIRGINIA
File Number: 09-IV-3MV



APR# 09-IV-3MV
Page 5 of 9

SACK HARRIS & MARTIN, P.C.

ATTORNEYS AT LAW

SUITE 810
8270 GREENSBORO DRIVE
MCLEAN, VIRGINIA 22102
TELEPHONE (703) 883-0102
FACSIMILE (703) 883-0108
September 15, 2009

Ms. Sara Robin Hardy
Fairfax County Planning Commission
12000 Government Center Parkway
Suite 330
Fairfax, Virginia 22035

Re: 2009-2010 South County Area Plans Review
Tax Map 83-3((1)) Parcel 76
Huntington Apartments Associates, L.P.

Dear Ms. Hardy:

Please accept this as a statement of justification for the attached APR nomination for Tax Map 83-3((1)) parcel 76 submitted on behalf of the owner, Huntington Apartments Associates, L.P. The subject property is discussed specifically in the Area IV, MV1 – Huntington Community Planning Sector under Land Unit R (North Gateway Area). The Plan text recommends residential development at forty (40) dwelling units per acre subject to meeting certain conditions. The Plan further recommends up to fifty (50) dwelling units per acre if acceptable levels of service are established at Richmond Highway and Huntington Avenue. The subject Property is currently developed with multifamily residential units at a density of 47.6 units per acre. A considerable amount of developable area remains within the area of existing townhouse style office and retail buildings and the surface lot.

An appropriate optional use to replace the townhouse office and retail and surface parking lot would be a full service hotel over structured parking. We suggest that under Land Units Q, R, S and U, replace the last two sentences of the second paragraph with:

"This site (Tax Map 83-3((1)) 76) is planned for up to fifty (50) dwelling units per acre, plus a full service hotel. In the event that the following conditions are met. Coordinated development should take place so that:

- Project design and layout provides a high quality development in keeping with the character of residential development in the area.
- A mixed use development consisting of the existing multifamily development, and a full service hotel at the intersection of Huntington Boulevard and Richmond Highway, over structured parking.

APR# 09-IV-3MV

Page 6 of 9

SACK HARRIS & MARTIN, P.C.

Ms. Sara Robin Hardy

September 15, 2009

Page 2

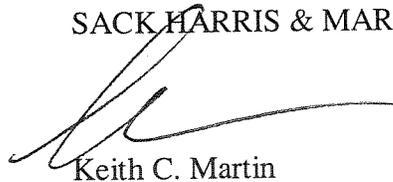
- Mixed-use is encouraged provided that the traffic impact is thoroughly analyzed and mitigated so that Huntington Avenue and Richmond Highway adjacent to the site will operate at levels of service acceptable to the Virginia Department of Transportation and the County.
- Vehicular access points are limited to locations as far from the Richmond Highway/Huntington Avenue intersection as possible.
- The site access points will operate at levels of service acceptable to Virginia Department of Transportation and the County; and
- Adequate right-of-way is provided for the improvement of that intersection if necessary.
- Underground, structured parking is provided to serve the new development.
- Shuttle service to Huntington Metro is provided.

It is submitted that the proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

The existing townhouse office and retail buildings and surface parking adjacent to the intersection is a gross under utilization of the land area. The community has been seeking a full service hotel in this vicinity for years. A hotel would not generate significant vehicular traffic to decrease the level of service and would utilize metro via a shuttle service.

Very truly yours,

SACK HARRIS & MARTIN, P.C.



Keith C. Martin

cc: Josh Greenwald

Cerdeira, Lilian

From: Mason, Lindsay A.
Sent: Monday, October 05, 2009 10:34 AM
To: Cerdeira, Lilian
Subject: FW: APR Nomination PC 2009-034; Map 83-3 ((1)) 76

From: Keith C. Martin [mailto:kcm@sacklaw.com]
Sent: Monday, October 05, 2009 8:39 AM
To: Mason, Lindsay A.
Subject: RE: APR Nomination PC 2009-034; Map 83-3 ((1)) 76

Your assumptions in # 1 and 2 are correct. The hotel would replace the existing office and retail uses.

From: Mason, Lindsay A. [mailto:Lindsay.Mason@fairfaxcounty.gov]
Sent: Friday, October 02, 2009 4:34 PM
To: Keith C. Martin
Cc: Mason, Lindsay A.
Subject: RE: APR Nomination PC 2009-034; Map 83-3 ((1)) 76

Keith C. Martin
 8270 Greensboro Drive, Suite 810
 McLean, VA 22102

RE: APR Nomination PC 2009-034; Map 83-3 ((1)) 76

Dear Mr. Martin:

The purpose of this e-mail (a copy of which will be retained for the record) is to formally advise you that the above referenced 2009-2010 South County APR Nomination PC-2009-034 has been received by the Department of Planning and Zoning. I have reviewed the nomination as to its compliance with the submission requirements as set forth in the *Guide to the 2009-2010 South County Area Plans Review* and have the following points of clarification:

- 1) In part (g) of your application form, the Total FAR proposed and the Total Gross Square feet proposed are left blank. From the chart below, I can see that you propose 619,000 Total Gross Square Feet. Using this information, I calculate the Total FAR proposed to be 1.67. Please confirm whether these are the correct numbers to fill in these blanks on your application form.
- 2) In your statement of justification you state that the "property is currently developed with multifamily residential units at a density of 47.6 units per acre." According to my calculations, the 443 residential units on the parcel of 8.5 acres works out to be 52 units per acre. Please advise if my assumptions are incorrect.
- 3) It is my understanding that there are office and retail uses currently developed on the site, in addition to the 443 residential units. Are you proposing to eliminate these uses from the Comprehensive Plan guidance? Would the hotel use replace the office and retail uses on the site?

Failure to provide this information to the Department of Planning and Zoning by October 19, 2009 will cause the nomination to be rejected.

I am the Department of Planning and Zoning staff member assigned to review your nomination for

APR# 09-IV-3MV

Page 8 of 9

10/5/2009

technical compliance with the application. Please address your response or questions to me at Lindsay.mason@fairfaxcounty.gov.

Sincerely,

Lindsay A. Mason

Fairfax County Department of Planning & Zoning
12055 Government Center Pkwy., Suite 730
Fairfax, VA 22035
703.324.1382
(fax) 703-324-3056