

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

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

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Martin D Walsh, for Second Clemente LLC Daytime Phone: 703-528-4700

Address: 2200 Clarendon Boulevard, 13th Floor, Arlington, Virginia 22201

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

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

Martin D. Walsh / sbl

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 "Attachment #1"

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

Martin D. Walsh, Agent for Second Clemente LLC

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 9

Total aggregate size of all nominated parcels (in acres and square feet): 94,537sq. ft. 2.17 acres

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).

See attachment #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.

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 Attachment #2

Current Plan Map Designation: Residential 2-3 dwelling units per acre

Proposed Comprehensive Plan Designation: Multi-family residential up to 1.6 FAR (approximately 40-50 dwelling units/acre)

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	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
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).</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**	
	Approx. 100
<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 attachment #3

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 attachment #4

- 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 I 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
62-3 ((6)) 6	Edalia Fm Fernandez Thanh P V LE	3611 South Fourteenth Street	3611 South Fourteenth Street Alexandria, VA 22302	.256	7004 2510 0006 9899 6167
62-3 ((6)) 7	Mary L. Thomas	3609 South Fourteenth Street	3609 South Fourteenth Street Alexandria, Va 22302	.252	7004 2510 0006 9899 6174
62-3 ((6)) 8	Robert Willis Main	3607 South Fourteenth Street	3607 South Fourteenth Street Alexandria, Virginia 22302	.248	7004 2510 0006 9899 6181
62-3 ((6)) 9	Mohammad Muhsin Katib	3605 South Fourteenth Street	3605 South Fourteenth Street Alexandria, Virginia 22302	.239	7004 2510 0006 9899 6198
62-3 ((6)) 10A	Sante & Anna M. Roman	7805 Thor Drive	7805 Thor Dr Annandale, VA	.258	7004 2510 0006 9899 6204
62-3 ((6)) 11A	Dung T Nguyen and Vo V. Phung	1414 Greenbrier Street	1414 South Greenbrier Street Arlington, VA 22206	.215	7004 2510 0006 9899 6211
62-3 ((6)) 12	Mohammad Muhsin Katib	No Street Address given	3605 South Fourteenth Street Alexandria, Virginia 22302	.231	7004 2510 0006 9899 6198
62-3 ((6)) 13A	Marina & Freddy Reyes	1416 South Greenbrier Street	1416 South Greenbrier Street Arlington, VA 22206	.213	7004 2510 0006 9899 6228
062-3 ((6)) 14A	Miriam & Mohammad D Hawa	1420 South Greenbrier Street	1420 South Greenbrier Street Arlington, VA 22206	.255	7004 2510 0006 9899 6235

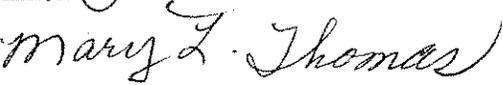
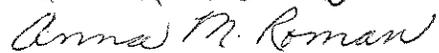
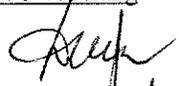
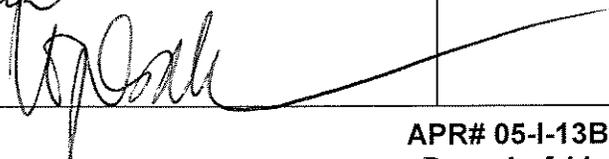
September 19, 2005

Fairfax County Planning Commission
 12000 Government Center Parkway
 Suite 330
 Fairfax, Virginia 22035

Dear Sir or Madam:

We, the undersigned, are owners of residential property addressed by the Area Plan Review Nomination being submitted by Walsh, Colucci, Lubeley, Emrich, & Terpak PC on behalf of Second Clemente LLC. We support the nomination to replan our property for multi-family residential use up to 1.60 FAR subject to consolidation requirements.

Thank you.

<u>Property Owner Signature</u>	<u>Address</u>	<u>Tax Map #</u>	<u>Acreage</u>
Edalia FM Fernandez; Thanh PV LE 	3611 South Fourteenth Street	62-3 ((6)) 6	.256
Mary L. Thomas 	3609 South Fourteenth Street	62-3 ((6)) 7	.252
Robert Willis Main 	3607 South Fourteenth Street	62-3 ((6)) 8	.248
Mohammad Muhsin Katib SEE NEXT PAGE	3605 South Fourteenth Street	62-3 ((6)) 9 62-3 ((6)) 12	.239 .231
Sante Roman Anna M. Roman  	7805 Thor Drive	62-3 ((6)) 10A	.258
Dung T. Nguyen Vo V. Phung  	1414 Greenbrier Street	62-3 ((6)) 11A	.215

Attachment #1A

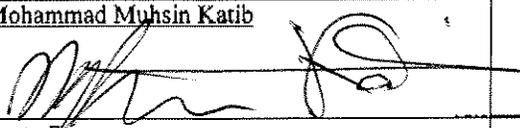
September 19, 2005

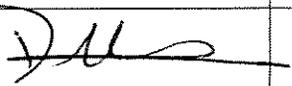
Fairfax County Planning Commission
 12000 Government Center Parkway
 Suite 330
 Fairfax, Virginia 22035

Dear Sir or Madam:

We, the undersigned, are owners of residential property addressed by the Area Plan Review Nomination being submitted by Walsh, Colucci, Lubeley, Emrich, & Terpak PC on behalf of Second Clemente LLC Phase Three. We support the nomination to replan our property for multi-family residential use up to 1.60 FAR subject to consolidation requirements.

Thank you.

<u>Property Owner Signature</u>	<u>Address</u>	<u>Tax Map #</u>	<u>Acreage</u>
<u>Edalia FM Fernandez;</u> <u>Thanh PV LE</u>	3611 South Fourteenth Street	62-3 ((6)) 6	.256
<u>Mary L. Thomas</u>	3609 South Fourteenth Street	62-3 ((6)) 7	.252
<u>Robert Willis Main</u>	3607 South Fourteenth Street	62-3 ((6)) 8	.248
<u>Mohammad Muhsin Katib</u> 	3605 South Fourteenth Street	62-3 ((6)) 9 62-3 ((6)) 12	.239 .231
<u>Sante Roman</u> <u>Anna M. Roman</u>	7805 Thor Drive	62-3 ((6)) 10A	.258
<u>Dung T. Nguyen</u> <u>Vo V. Phung</u>	1414 Greenbrier Street	62-3 ((6)) 11A	.215

<u>Freddy Reyes</u> <u>Marina Reyes</u> 	1416 S Greenbrier Street	62-3 ((6)) 13A	.213
<u>Mohammad D. Hawa</u> <u>Mariam M. Hawa</u>  	1420 Greenbrier Street	62-3 ((6)) 14A	.255

J:\CLEMENTE\2275.7 APR Baileys Crossroads\Plan Nomination Residential Petition.doc

Sec. 4. Current and Proposed Comprehensive Plan Designations

Current Designation – Area I Comprehensive Planning District, Baileys Planning District

The Baileys Planning District is located in the east central portion of Fairfax County and is bounded by the Arlington County line to the northeast. The Planning District is one of the most fully developed districts of Fairfax County and encompasses a wide range of retail, office, residential and institutional uses.

The Plan Concept for Future Development envisions that the Baileys Planning District will develop primarily as suburban neighborhoods with commercial development to include the Baileys Crossroads Community Business Centers. The Plan recommends a range of housing types for this area and emphasizes the criteria of transitions between commercial and low density residential uses.

The Plan Map for the Nomination Property recommends residential use at 2-3 dwelling units per acre. There is no specific Plan text for the Nomination Property, and the area including the Nomination Property has had no plan amendment activity since the adoption of the Area I Plan in June of 1975.

Proposed Designation-

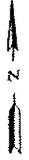
The Baileys Planning District is located in the east central portion of Fairfax County and is bounded by the Arlington County line to the northeast. The Planning District is one of the most fully developed districts of Fairfax County and encompasses a wide range of retail, office, residential and institutional uses.

The properties located north of the Baileys Crossroads Community Business Center and fronting on South Fourteenth Street are planned for 1.60 FAR and a density of 40-50 dwelling units per acre, to be consistent with the planned development for the properties on the west side of South Fourteenth Street. Taken together, the properties on the east and west sides of South Fourteenth Street create an opportunity for appropriate transition between the commercial properties on the south and the low density residential properties on the north that will enhance the objectives of the Baileys Crossroads CBC and the designation of South Fourteenth Street as a “gateway location”.

To achieve a transition that is appropriate for the area, at least partial consolidation is recommended as well as a site plan layout and building

design approaches that can minimize the scale and the mass of the proposed development adjacent to lower density residential neighborhoods. The design approaches should include placing most of the parking underground, building heights to accommodate a range of 2 ½ to 5 stories, with the lowest heights adjacent to the neighboring single-family residential in the vicinity of the Arlington County line, building orientation and breaking up building mass with courtyards and mid-block pedestrian connections.

J:\CLEMENTE\2275.7 APR Baileys Crossroads\sect 4-Baileys APR.doc



FEET

Map file is 50' x 75' based on USGS 1:24,000 scale
 7.5' UTM Zone 18N, Virginia Coordinate System
 data set of 1983 North Zone 18N. Not based on
 NAD83 (1983) High Precision GPS Network alignment.
 National Grids: Varied Dates 1978

GENERAL NOTES

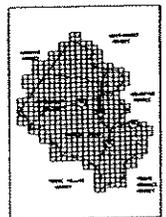
ZONING

Proffers and Covenants:

The use or development of the property or preparation subject of the existing application submitted or reviewed beyond the designated zoning district regulations by proffered conditions ("I") or covenants ("C"). A complete explanation is provided on page 1 of the official zoning map.

Zoning revised to 01/01/05
 subsequent changes not reflected.

The information contained on this page is NOT to be considered or used as a "legal description". It is not a survey and is not to be used for the design, modification or construction of improvements to the property or for flood plain determinations. Fairfax County does not provide any guarantee of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Fairfax County Geographic Information Services Branch of the Department of Information Technology. In no event will Fairfax County be liable for any damages, actual or consequential, loss of business information or any other proprietary loss that might arise from the use of this map or information it contains.



ADMINISTRATIVE INDEX

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

SHEET INDEX

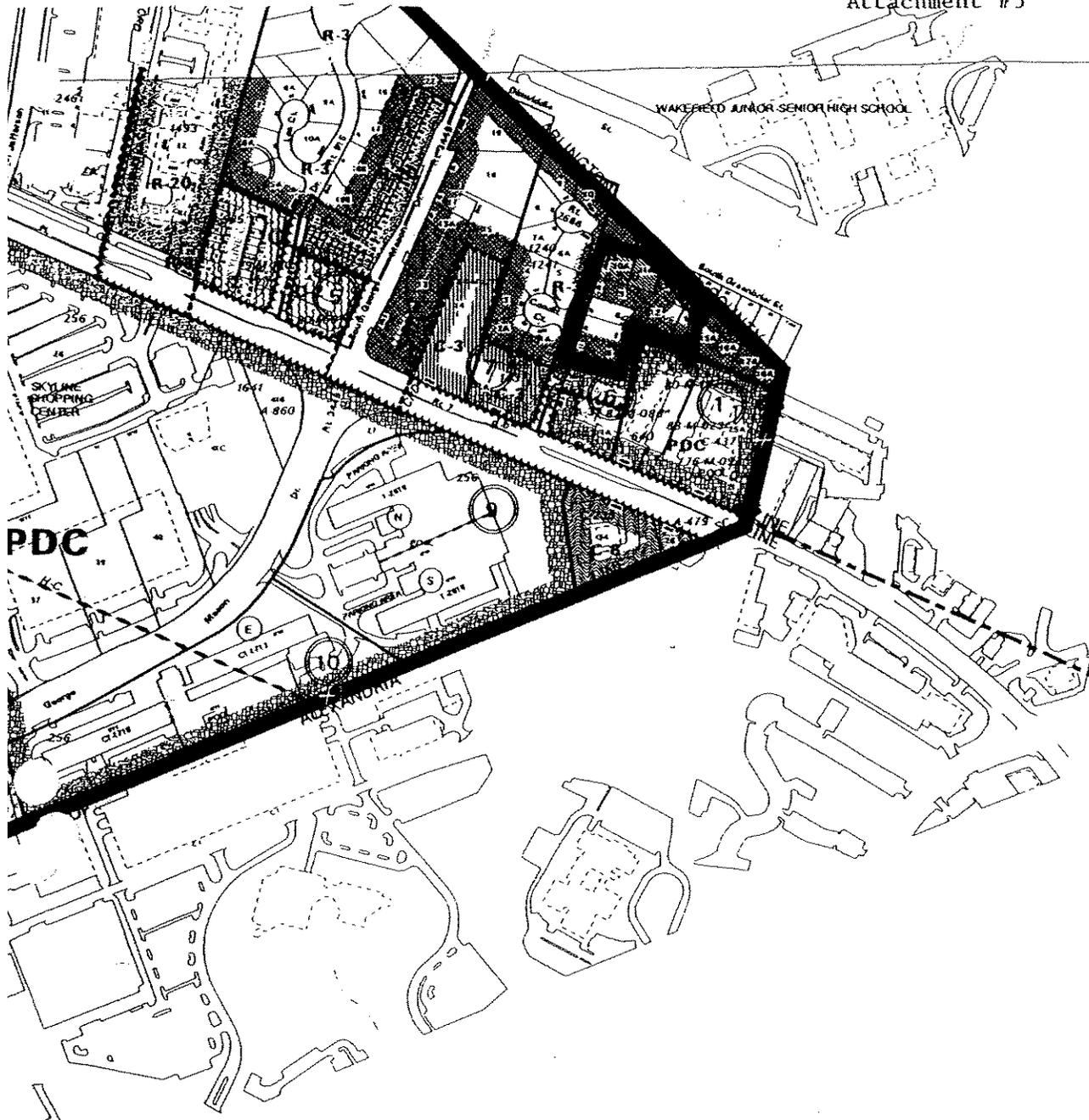
PROPERTY MAP ZONING

62-3

Revised to: 01/01/05

Prepared by:

DEPARTMENT OF INFORMATION TECHNOLOGY



Sec. 6. Justification

The Nomination Property consists of nine (9) parcels, approximately 2.17 acres, located north of Leesburg Pike (Route 7) at South Fourteenth Street. The Comprehensive Plan Map for Area I, Baileys Planning District, recommends the property for low density residential of 2-3 dwelling units per acre, and the area which includes these properties has not been replanned since 1975.

As planned, the Nomination Property is currently underutilized. The Nomination Property is located immediately adjacent to Sub-unit C-6 of the Baileys Crossroads CBC, which is planned for and developed with a variety of residential, office, retail, and institutional uses, all of which abut single-family and townhouse residential neighborhoods to the north that are located in both Fairfax and Arlington Counties.

In addition, the Nomination Property is located immediately east of parcels that recently have been replanned from low density residential to higher density residential in recognition of their location in and surrounding the CBC. There is a pending rezoning request for those parcels at a density of 40-50 dwelling units per acre, which, if approved, will render the Nomination Property a "pocket" of low density residential in an area that more appropriately should be utilized to contribute to the revitalization efforts on-going in the surrounding area. The Plan Nomination is critical to achieving a comprehensive urban approach at this "gateway" location, as identified in the Plan text for Sub-unit C-6, and will provide a more logical transition from the high intensity commercial uses on the south and the low density residential neighborhoods on the north.

The Property location as adjacent to low density single-family residential in Arlington County should not be an impediment to the fulfillment of Plan objectives in Fairfax County. The proposed Plan language recognizes the need for any development Plan to minimize scale and mass adjacent to low density residential neighborhoods and includes specific design approaches to achieve compatibility with those established neighborhoods. It should be noted that there are residences currently under construction in Arlington County, at the county line, which include mass and height similar to what is being proposed for the Nomination Property.

The proposed amendment will better satisfy the objectives of the Comprehensive Plan for the Baileys Planning District than the current recommendation for the Nomination Property. See major objectives, Area I, Page 3, overview of Baileys Planning District. For example:

- Preserve stable residential areas through infill development of a character and intensity or density that is compatible with existing residential areas. The Plan Nomination facilitates infill development that will be consistent with the Plan recommendation for adjacent property on the west side of South Fourteenth Street and that will provide a protective transition to the established low-density residential properties to the north.

- Limit commercial encroachment into residential neighborhoods and establish a clearly defined “edge” between commercial and residential areas. The proposed amendment will provide for a desirable transition or “edge” between the commercial uses within the Baileys Crossroads CBC and the low density residential neighborhoods to the north. This transitional use will protect against commercial creep that could adversely affect the residential neighborhoods.
- Improve the appearance and function of the Baileys Crossroads CBC through coordination of land uses. The Plan Nomination will enhance the Baileys Crossroads CBC by providing a more urban design for the area adjacent to the CBC, particularly that area adjacent to property identified in Sub-unit C-6 of the CBC as a “gateway” property. Low density residential adjacent to the CBC is inconsistent with the vitality necessary to support the CBC. Higher density residential will provide more customers for the community-serving retail and will result in a more comprehensive urban setting.

The achievement of these objectives will result in a higher quality of life and a more vibrant community for residents of what has become an older neighborhood within Fairfax County.

Additionally, the proposed amendment is more consistent with the Policy Plan’s Guidelines for affordable housing and neighborhood redevelopment. See Policy Plan, Housing, Objective 2 and Policy Plan, Land Use, Objective 4; and Policy Plan, Land Use—Appendix 8. The proposed amendment would allow a high-quality residential development, which would result in additional affordable housing units to address a County goal of providing high-quality housing to lower income persons. The proposal also includes a consolidation recommendation to increase efficiency and permit more unified development.

Summary

The proposed amendment will better achieve the goals and objectives of the Comprehensive Plan and the Policy Plan for the Property. The proposal provides the opportunity for an improved transition between the adjacent commercial and low density residential neighborhoods and creates an opportunity to enhance the Baileys Crossroads CBC through appropriate urban density at this critical location.

J:\CLEMENTE\2275.7 APR Baileys Crossroads\justification -APR Baileys.doc