

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

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

**SECTION 1: NOMINATOR/AGENT INFORMATION**

Name: Antonio J. Calabrese Daytime Phone: (703)456-8650

Address: Cooley Godward, LLP, One Freedom Square, Reston Town Center, 11951 Freedom Drive, Reston, Virginia 20190

Nominator E-mail Address: acalabrese@cooley.com

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

AJ CALABRESE

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 Specific Information Table attached.

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

Antonio J. Calabrese is an attorney with Cooley Godward LLP, representing Bill Page Honda.

**SECTION 2: GENERAL INFORMATION**

Check appropriate supervisor district:  Braddock  Lee  Mason  Mount Vernon  Springfield

Total number of parcels nominated: 7

Total aggregate size of all nominated parcels (in acres and square feet): 422,170sq. ft. 9.69acres

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/](http://www.fairfaxcounty.gov/dpz/).**

Community-serving retail uses up to .35 FAR

Current Plan Map Designation: Retail and other

Proposed Comprehensive Plan Designation: Community-serving retail uses, and vehicle sale, rental, ancillary and major service establishment uses up to .5 FAR, with an option for mixed use that may include retail, vehicle sale and service, office and residential uses up to 1.0 FAR

<b>Mixed Use</b>	
<p><b>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.</b></p>	
Categories	Percent of Total FAR
Office	
Retail	30%
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential* 220 units at 1200 sf	70%
<b>TOTAL</b>	<b>100%</b>
<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>	

<b>Residential Land Use Categories</b>	
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**	20-40du/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 ½ x 11 inches. Maps in color will not be accepted.

**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).

- 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 33  
12000 Government Center Parkway  
Fairfax, Virginia 22035-5505**

**SPECIFIC INFORMATION TABLE – WESTLAWN SHOPPING CENTER**

All subject property owners have been 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 (SF)	Signature of Owner or Certified Receipt Number
50-4 ((1)) 6	CWSS ASSOCIATES LLC	6715 Arlington Boulevard	6715 Arlington Boulevard Falls Church, VA 22042	91,476 SF	7003 1010 0000 5240 5006
50-4 ((1)) 7	WESTLAWN LIMITED, PARTNERSHIP	3008 Annandale Road	CARE WILLIAM PAGE 6715 Arlington Boulevard Falls Church, VA 22042	139,719 SF	7003 1010 0000 5240 4993
50-4 ((17)) A	PAGAN GEORGE GAETANO		11 Leadbeater Street Alexandria, VA 22305	6,289 SF	7003 1010 0000 5240 4979
50-4 ((17)) G	MC DONALDS CORP, NO 450004	6729 Arlington Boulevard	AMF O'Hare Airport P.O. Box 66321 Chicago, IL 60666	46,008 SF	7005 0390 0000 3975 6118
50-4 ((17)) H	WESTLAWN LIMITED, PARTNERSHIP	3030 Annandale Road	6715 Arlington Boulevard Falls Church, VA 22042	121,999 SF	7005 0390 0000 3975 6125
50-4 ((17)) H1	WESTLAWN LIMITED, PARTNERSHIP	3040 Annandale Road	CARE JOHN JOLLEY 6715 Arlington Boulevard Falls Church, VA 22042	14,551 SF	7005 0390 0000 3975 6132
50-4 ((17)) L	PAGAN GEORGE GAETANO		11 Leadbeater Street Alexandria, VA 22305	2,128 SF	7003 1010 0000 5240 4979



**SUB-UNIT J-3**  
**WESTLAWN COMMUNITY**  
**COMPREHENSIVE PLAN AMENDMENT STATEMENT OF JUSTIFICATION**

**I. INTRODUCTION AND OVERVIEW**

Affiliates of the owners of Bill Page Honda (the "Applicant"), Westlawn Limited Partnership and CWSS Associates LLC, are the owners of four properties in the Westlawn Community Planning Sector of Fairfax County. The four properties, plus three additionally nominated properties not owned by the Applicant's affiliates, are located at the southwest corner of the intersection of Arlington Boulevard (Route 50) and Annandale Road, and to the northeast of Tripps Run. These properties are identified on the Fairfax County Tax Map as 50-4 ((1)) Parcels 6 and 7, and Tax Map 50-4 ((17)) Parcels A, G, H, H1, and L (collectively known as the "Property"). The Applicant requests approval of a Comprehensive Plan Amendment to allow the existing community-serving retail use, and vehicle sale, rental, and ancillary and major service establishment to be redeveloped with a slight increase in plan density, with an option to increase density for mixed-use development with a residential component.

**II. COMPREHENSIVE PLAN AMENDMENT**

The Property is located within Sub-Unit J-3, the Westlawn Community Planning Sector, of the Jefferson Planning District and is planned for community-serving retail uses up to .35 FAR. The Applicant seeks to improve upon the existing Comprehensive Plan by providing an incentive to revitalize the site via additional Plan language. The proposed Plan text would permit redevelopment of the existing uses, with a possibility of mixed-use development that includes commercial uses and high-density residential uses in a manner that respects the existing, stable residential neighborhoods.

The Proposed Plan text includes a change to the base plan as well as the addition of a new option for redevelopment. The Applicant proposes to revise the base plan to add the vehicle sale, rental, ancillary and major service establishment uses to the permitted uses. Since an automobile dealership is already located on the site, this change will bring the Plan into conformance with the existing uses on the Property. In addition, the Applicant proposes to alter the base plan language to indicate a slight increase in the permitted intensity from .35 FAR to .5 FAR. This minor change will enable improvements and enhancements of the appearance and functionality of the Property and will permit the property owners to deliver high-quality retail uses to serve the neighboring community.

The Applicant also proposes to add an option for redevelopment of the Property with a mixed-use development of commercial and residential uses up to 1.0 FAR. This option would permit development of a high-quality, pedestrian-friendly development that would provide residents and employees with a mix of uses in one location. This Plan option recognizes the increasing importance of appropriate infill development to meet regional housing needs. Establishing a residential component on the site will provide an important opportunity to develop an integrated mixed-use community that improves the quality, appearance, and function of the Property, as recognized by the Comprehensive Plan general policies.

**A. Revitalization of a Deteriorated Commercial District**

The current Comprehensive Plan recommendations for the Jefferson Planning District do not indicate that the Property is appropriate for the vehicle sale, rental and major service establishment that has been operating on the site since approximately 1951. The proposed base plan text would add language to allow the existing vehicle sales and service use that the majority owner of the Property has long and successfully operated on the site. Currently, the Property is divided into many awkward parcels, with split-zoning that makes redevelopment difficult. Revising the Comprehensive Plan language to permit continued vehicle sales and

service uses on the Property will enable the Property owner to consolidate parcels and redevelop the Property in a more thoughtful, comprehensive manner. In addition, this Plan change would permit the owners to pursue zoning approvals to improve the existing conditions on the site without concern for a conflict with the Comprehensive Plan.

### **B. Appropriately Located Mixed-Use Residential Development**

The Applicant's proposed option provides for appropriate infill mixed-use development up to 1.0 FAR, which would permit a high density residential component at a density of 20-40 dwelling units per acre. Development of a mixed-use community incorporating the existing neighborhood serving retail, service, restaurant, office and/or residential uses up to an intensity of 1.0 FAR will complement existing Plan recommendations and enable redevelopment of the site in a manner that improves the visual appearance and functionality of the Property.

Redevelopment of the Property will enable the Applicant to construct a more harmonious and attractive development that clusters the various commercial uses into an integrated complex of buildings and supporting structures. Consolidation of many of the parcels that constitute the Property will enable the Applicant to improve vehicular safety, access and circulation through the site, while also consolidating service areas. Redevelopment of the site will enable improvement of the buildings and street frontage with buildings of high quality design, improved pedestrian sidewalks, streetscaping, elimination of visual clutter and coordination of signage. Tripps Run, along the south western edge of the Property, separates the proposed higher density development from the existing residential neighborhood and will provide opportunities for improvements such as landscaping to further buffer more intense and commercial uses from the existing residential neighborhood.

Allowing residential use on the Property embodies the Comprehensive Plan's general policy language to locate multi-family development in close proximity to community-serving retail, in locations where the residential density can be supported by adequate infrastructure. The Property is located within several blocks of the James Lee Community Center, the Westlawn Elementary School and several parks. The site has adequate vehicular access to arterial and collector roads given its location on Route 50 and Annandale Road. At approximately 9.69 acres, the site is adequate to support a mix of residential and commercial uses. Residential development on the Property will support the County's vision for placing employment opportunities in close proximity to residents to decrease traffic and improve quality of life in the neighborhood. Regional planning initiatives identify the following principles to guide regional housing growth: to create a better balance of jobs and housing; to encourage development with a mix of homes, jobs and retail opportunities; to concentrate development near existing economic activity; and to focus compact development near existing transportation corridors. The Property meets all of these criteria. The Comprehensive Plan Policy objectives recognize the need for County planning efforts to be cognizant of the County's role in regional growth and development.

Because the Property is located approximately mid-way between a higher density residential node in the vicinity of Loehmann's Plaza Shopping Center and another higher density residential node at Seven Corners, just east of the intersection of Route 50 and Route 7, the subject parcels at the Westlawn Community Center are appropriate for development at a higher density, since residents, employees and customers will be served by major arterial and collector roads, mass transit options available on the adjacent roads, and services on site and within close walking distance.

### **III. CONCLUSION**

The Applicant's proposed Comprehensive Plan Amendment improves upon the existing recommendations by encouraging redevelopment of a deteriorating commercial center and providing an option to develop a mixed-use residential project in a location that is supported by existing infrastructure and services. The Applicant, therefore, respectfully requests the support of the Comprehensive Plan Amendment by the APR Task Force, County Staff, the Planning Commission and requests approval from the Board of Supervisors.

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Nomination Attachment  
**Proposed Comprehensive Plan Text**

**J3 WESTLAWN COMMUNITY PLANNING SECTOR - Jefferson Planning District**

Plan Map Existing Designation to Remain: Retail and Other

RECOMMENDATIONS

Land Use

Existing Plan language for Paragraph 1:

1. The commercial area bounded by Tripps Run, Route 50 and Annandale Road is planned for community-serving retail uses up to .35 FAR. Redevelopment or revitalization of this area should provide effective screening and buffering to adjacent residential areas.

Replace with proposed Paragraph 1 Plan language as follows (all other language remains the same):

1. **The commercial area bounded by Tripps Run, Route 50 and Annandale Road is planned for community-serving retail and vehicle sale, rental, ancillary and major service establishment uses up to .5 FAR. As an option, with the provision of mixed use that may include retail, vehicle sale and service, office, and residential uses, the intensity may be increased to 1.0 FAR due to the site's location on the Route 50 arterial road and the Annandale Road collector and because it is buffered by Tripps Run from the existing residential areas.** Redevelopment or revitalization of this area should provide effective screening and buffering to adjacent residential areas.

1. The commercial area bounded by Tripps Run, Route 50 and Annandale Road is planned for community-serving retail uses up to .35 FAR. Redevelopment or revitalization of this area should provide effective screening and buffering to adjacent residential areas.
2. The southeast quadrant of Route 50 and Graham Road is planned for neighborhood-serving retail use up to .25 FAR. Redevelopment or revitalization of this area should provide improved landscaping and adequate screening and buffering to the adjacent residentially planned areas. There should be no encroachment of the commercial area into the adjacent residentially planned areas.
3. There should be no commercial expansion into the residentially planned areas fronting on the south side of Route 50 between Woodley Lane and Tripps Run. [Not shown]

### Transportation

Transportation recommendations for this sector are shown on Figure 17. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

### Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 18. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

### Trails

Trails planned for this sector are delineated on Figure 19 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. Specific construction requirements are detailed in the Public Facilities Manual.