

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

Date Received: 9/20/05
Date Accepted: _____
Planning District: _____
Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: William B. Lawson, Jr. Daytime Phone: (703) 534-4800

Address: 6045 Wilson Blvd. Suite 100
Arlington, VA 22205

Nominator E-mail Address: BLawson@lawsontarter.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:

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): 1,940,779 sq. ft. 44.55 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).

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 attached

Current Plan Map Designation: Retail and other

Proposed Comprehensive Plan Designation:

High Density Residential or Residential Mixed Use Development

Suburban Center

Mixed Use

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.

Categories	Percent of Total FAR
Office	15%
Retail	15%
Public Facility, Gov & Institutional	
Private Recreation/Open Space	5%
Industrial	
Residential* 1782 mid-highrise	65%
multifamily units at 800+ sq.f	
TOTAL **	100%

* 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).
** per unit

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**	
30-40 du/ac	1336 - 1782

** 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.

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 8½ 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 - 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
62-1-001-0015	Park National Bank ML Hodges, et al Tr.	None	c/o Schottenstein Stores Columbus, OH 43206	.987	7160 3901 9848 6294 8742
62-1-001-0014	Park National Bank ML Hodges, et al Tr.	Tr. 5508 Leesburg Pk	c/o Schottenstein Stores Columbus, OH 43206	4.912	7160 3901 9848 6294 8735
62-1-001-0013	LP Coporation	None	5613 Leesburg Pike #40 Falls Church, VA 22041	2.006	7160 3901 9848 6294 8711
62-1-001-0013A	Hardin Corporation	3509 Carlin Springs Rd.	5613 Leesburg Pike #40 Falls Church, VA 22041	2.472	7160 3901 9848 6294 8728
62-1-001-0016A	Amanda Corporation	3445 Carlin Springs	5613 Leesburg Pike #40 Falls Church, VA 22041	4.379	7160 3901 9848 6294 8759
62-1-001-0016E	Payne Brothers Properties, LLC	3516 S. Jefferson St.	c/o Levin Management Corporation P.O. Box 326 Falls Church, VA 22041	23.451	7160 3901 9848 6294 8766
62-1-001-0016F	Payne Brothers Properties, LLC	None	5613 Leesburg Pike #40 Falls Church, VA 22041	6.344	7160 3901 9848 6294 8773

EXHIBIT A

parcels to the north, may be considered for redevelopment with townhouse-style office use up to .35 FAR.

The portion of this sub-unit fronting on Carlin Springs Road is planned for and developed with single-family residential units (Parcels 62-1((1))11 and the north part of 12) and neighborhood-serving retail use (Parcel 62-1((1))11A). As an option, neighborhood-serving retail and/or townhouse-style office uses up to .35 FAR may be considered for this area if two or more parcels are consolidated. As a further option, office use, or hotel use with ancillary retail, up to .50 FAR may be considered provided that Parcels 61-2((22))5-22, 62-1((1))11, and 62-1((1))12 (north part) are consolidated.

If this area is fully consolidated, access should be provided to Carlin Springs Road at a point at least 800 feet north of Leesburg Pike. The Leesburg Pike/Rock Springs Road intersection should be reconstructed to realign the service drive to a point more distant from Leesburg Pike to provide additional vehicular storage along the service drive at the Rock Springs Road intersection.

★ Sub-Unit C-4

This sub-unit is located along Carlin Springs Road at its intersection with Leesburg Pike and is planned and developed for community-serving retail use up to .35 FAR. Revitalization of the area to include facade renovation, parking lot landscaping, and coordinated signage is encouraged.

★ Sub-Unit C-5

This sub-unit fronts on Leesburg Pike and includes the Leesburg Pike Plaza and Burlington Plaza shopping centers. Land within this sub-unit is planned and developed for community-serving retail uses which should be retained at the current intensity. Revitalization of the shopping centers to include landscaping consistent with the Boulevard Concept and the incorporation of pedestrian linkages between these centers is encouraged.

Within this sub-unit, drive-through uses should be limited to sites that are internally-oriented and where the drive-through facilities can be coordinated with other uses on site and with the existing traffic patterns so as not to impede traffic flow.

Sub-Unit C-6

This sub-unit fronts on Leesburg Pike between Leesburg Court and South George Mason Drive. The sub-unit is planned for and developed with a variety of residential, office, and retail uses, as well as institutional use all of which abut single-family and townhouse residential neighborhoods to the north that are located in both Fairfax and Arlington Counties.

The Leesburg Apartments, located on Parcel 62-3((1))12, are planned for and developed at 16-20 du/ac and should be retained at the existing density.

Sub-Unit C-7

This sub-unit is bounded by Route 7, South George Mason Drive, South Fourteenth Street and Dinwiddie Street. The Calvary Baptist Church is located on Parcel 62-3((1))13 and is planned for institutional use while the undeveloped parcel to the east of the church, Parcel 62-3((1))14 is planned for transitional low-rise office use up to .50 FAR on the condition that

Exhibit B

The Proposed Plan would create a new sub-unit by taking Sub-Unit C-4 and combining it with that portion of Sub-Unit C-5 that is west of South Jefferson Street. This new sub-unit would be considered the Baileys Suburban or Urban Center.

The proposed Plan amendment for the new sub-unit would alter the "Sub-Unit C-4" paragraph (as shown and starred in Exhibit A) to read (with amendment in italics):

This sub-unit is located along Route 7 (Leesburg Pike) between Carlin Springs Road and South Jefferson Street and is planned and developed for community-serving retail use up to .35 F.A.R. Revitalization of the area to include facade renovation, parking lot landscaping, and coordinated signage. *In addition, mixed-use development up to 1.2 F.A.R. is encouraged and may include office, residential, retail, hotel, major entertainment uses, as well as institutional, cultural, recreational, and governmental uses. To encourage a more urban environment, new buildings may be located close to roadways while allowing for streetscape amenities such as street trees, sidewalks, plazas, street furniture, and landscaping. Locating buildings closer to the roadway allows off-street parking to be located in structures behind or beneath buildings. Maximum building height is 95 feet when development is not integrated with structured parking. In order to encourage structured parking to be located under buildings, a height bonus of up to 20 feet (or a maximum height of 115 feet) is appropriate when at least 2 levels of structured parking are provided under the building, either at or below grade. The building height bonus should be contingent on increasing the amount of open space amenities and provision of pedestrian linkages.*

Justification for Proposed Amendment

The nominator believes that the proposed language would better achieve the Plan objectives than what is currently in the adopted plan.

The nominator is involved with a number of Payne family corporations. The Payne family, in various entities, owns the majority of the subject Property. The nominator has also represented a number of land owners in the Baileys area on land use applications and has attended many meetings of the organizations and task forces contemplating the vision for the Baileys Crossroads Business Center.

The nominated Property is developed as retail and there are many leases with varying terms in existence. The nominated Property has only two separate owners and consists of a total of 45 acres. This provides Fairfax County an incredible opportunity to do a mixed use Urban Village or Town Center type development. Perhaps a "Baileys Town Center" could be built on the nomination Property to act as a community focal point. While the timing of any new development would be many years in the future, if the Property were replanned, decisions could be made with the ultimate goal in mind.

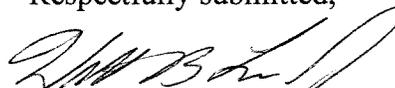
The nominator envisions a Pentagon Row, Shirlington Village or Merrifield Town Center type development. This area could integrate with, or be a natural extension of Columbia Pike revitalization and light rail transportation being implemented in Arlington. The size and location of the Property would allow for new internal roads to be constructed which could help alleviate any traffic impacts. Perhaps, a grid pattern of land use could be implemented.

The nominator believes that a development of this nature would better fulfill some of the major planning objectives in the Baileys Planning District. Some of the applicable goals of the Baileys Crossroads Community that the nomination would help achieve are:

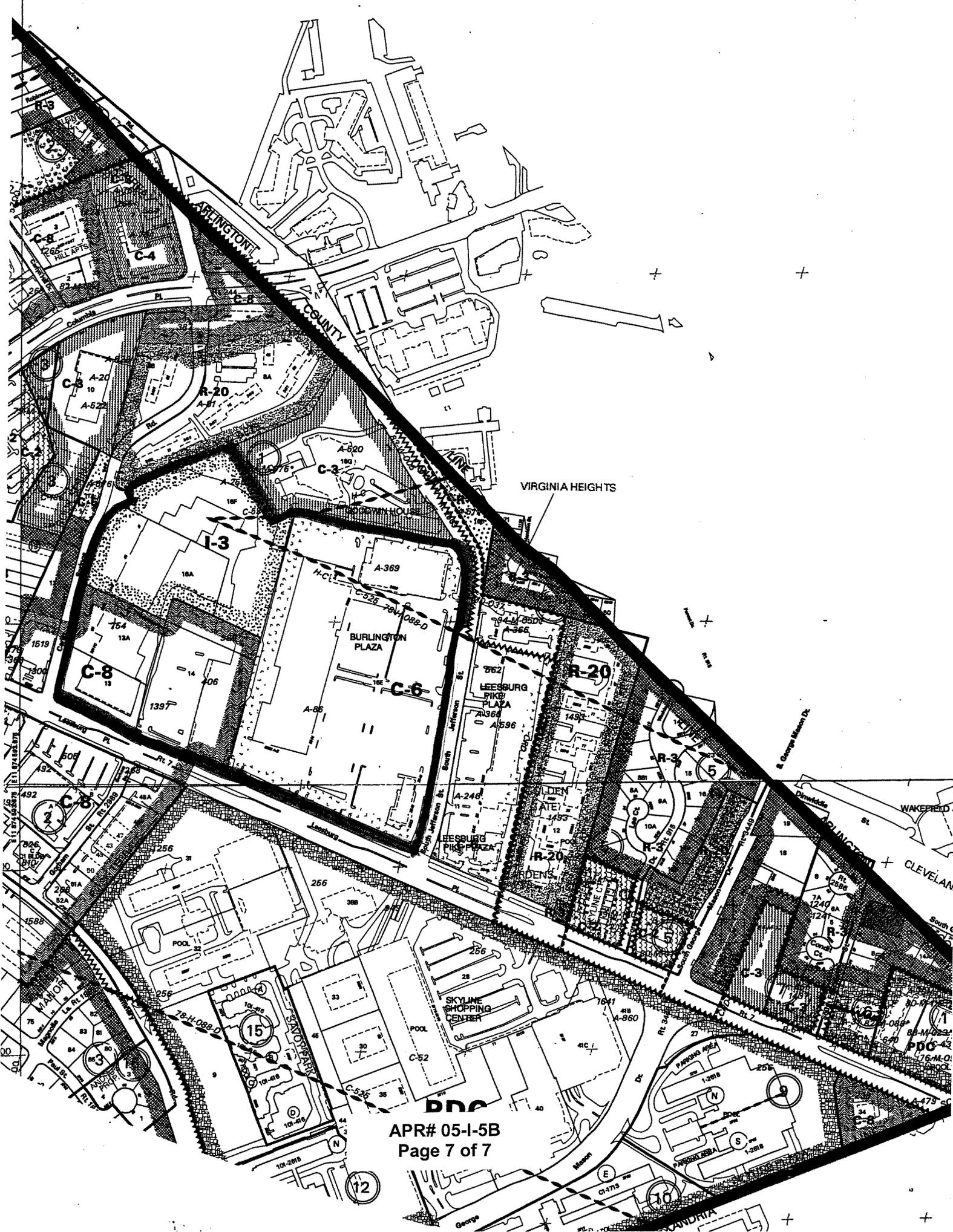
- Improve the appearance and function of the Bailey's Crossroads Community Business Center through coordination of land uses.
- Encourage pedestrian access to and from retail areas.
- Encourage the creation of additional parks, open space and recreation areas.

The nominator also believes that plan amendment nominations from nearby properties would be consistent with, and support this nomination.

Respectfully submitted,



William B. Lawson, Jr.



VIRGINIA HEIGHTS

PDC
APR# 05-1-5B
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WAKEFIELD
CLEVELAND

16

12

15

5

R-20

C-6

C-8

I-3

Map labels and annotations including: KINGSTON, COUNTY, VIRGINIA HEIGHTS, WAKEFIELD, CLEVELAND, SKYLINE SHOPPING CENTER, BURLINGTON PLAZA, LEESBURG PIKE PLAZA, DENNIS, R-20, R-3, C-8, C-6, C-3, C-4, C-5, C-2, C-1, C-7, C-9, C-10, C-11, C-12, C-13, C-14, C-15, C-16, C-17, C-18, C-19, C-20, C-21, C-22, C-23, C-24, C-25, C-26, C-27, C-28, C-29, C-30, C-31, C-32, C-33, C-34, C-35, C-36, C-37, C-38, C-39, C-40, C-41, C-42, C-43, C-44, C-45, C-46, C-47, C-48, C-49, C-50, C-51, C-52, C-53, C-54, C-55, C-56, C-57, C-58, C-59, C-60, C-61, C-62, C-63, C-64, C-65, C-66, C-67, C-68, C-69, C-70, C-71, C-72, C-73, C-74, C-75, C-76, C-77, C-78, C-79, C-80, C-81, C-82, C-83, C-84, C-85, C-86, C-87, C-88, C-89, C-90, C-91, C-92, C-93, C-94, C-95, C-96, C-97, C-98, C-99, C-100, C-101, C-102, C-103, C-104, C-105, C-106, C-107, C-108, C-109, C-110, C-111, C-112, C-113, C-114, C-115, C-116, C-117, C-118, C-119, C-120, C-121, C-122, C-123, C-124, C-125, C-126, C-127, C-128, C-129, C-130, C-131, C-132, 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