

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

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

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Lori R. Greenlief, Agent for Abramson Family LP Daytime Phone: (703)712-5433

Address: c/o McGuireWoods LLP ATTN: Lori Greenlief
1750 Tysons Blvd., Ste. 1800, McLean, VA 22102

Nominator E-mail Address: lgreenlief@mcguirewoods.com

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

L.R. Greenlief

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 Table

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:
Lori R. Greenlief is agent for Abramson Family LP

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 184,428.69sq. ft. 4.2339acres

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 Attachment A, unbolded text for current language

Current Plan Map Designation: Residential 16-20

Proposed Comprehensive Plan Designation: Mixed-Use, See Attachment A

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	2.5%
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	97.5%
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**	
<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.

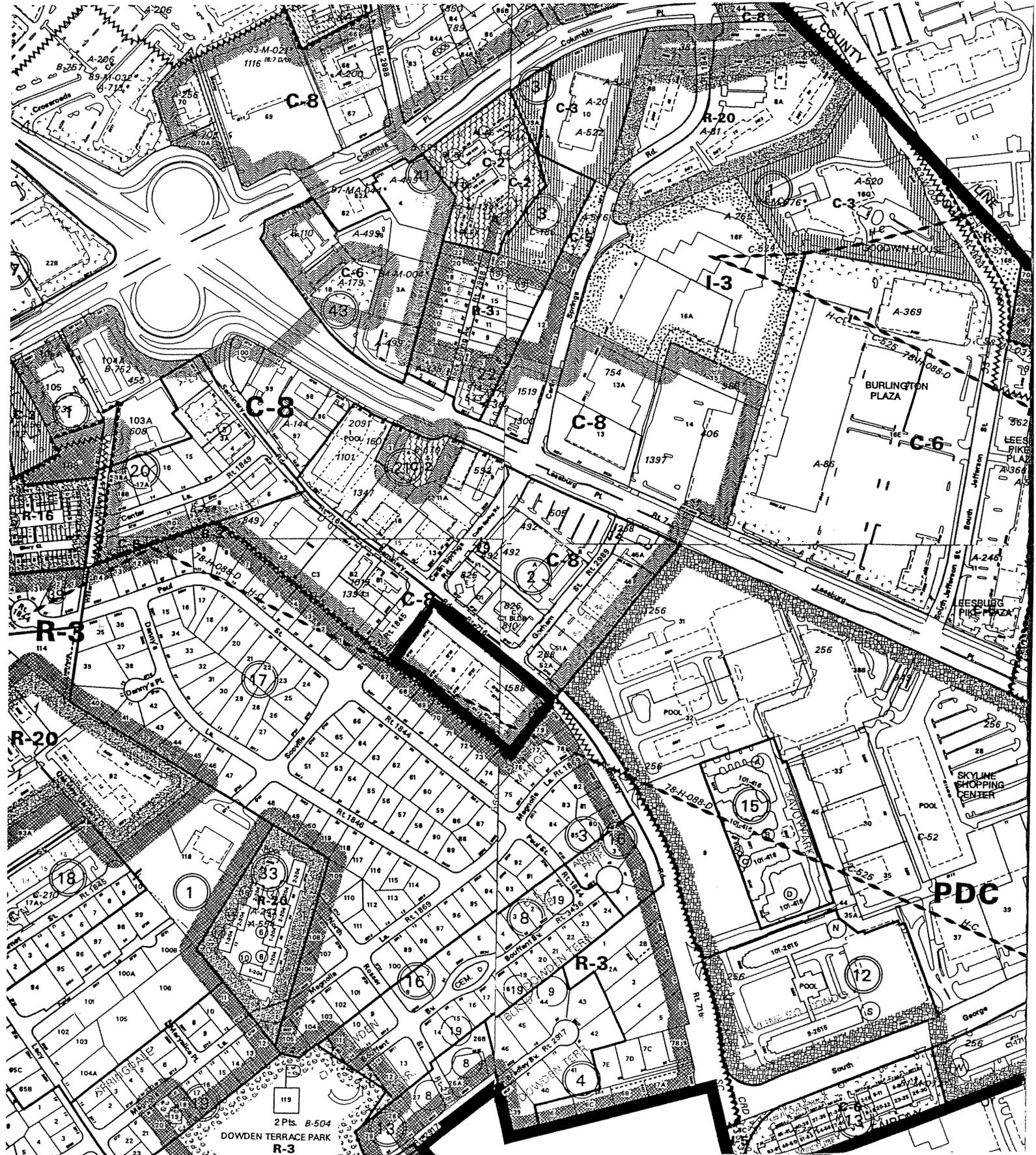
SECTION 6: JUSTIFICATION

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 330
 12000 Government Center Parkway
 Fairfax, Virginia 22035-5505



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MAP DISTRIBUTED
WITH ALL CERTIFIED
NOTICES

Section 4, Continued

Residential Units will consist of 410 mid- to high-rise multifamily units with approximately 930 square feet of net living space. Density will not exceed 97 units per acre and total FAR will not exceed 2.35.

ANNUAL PLAN REVIEW NOMINATION

Abramson Family LP Property

Description of Nomination Property

The nominated property is located within the Bailey's Crossroad Community Business Center on the south side of Seminary Road. It is zoned C-8 and contains 4.2339 acres. It is surrounded on the northeast and northwest by properties zoned C-8 and developed with office and retail uses. The properties to the southeast and southwest are zoned R-3 and developed with single family detached dwellings. Skyline Center is located directly to the east.

Description of Request

The nominator requests the property be replanned with mixed use development as detailed in Attachment A.

Justification for the Request

The Bailey's Crossroads Community Business Center narrative in the Comprehensive Plan highlights the absence of a strong sense of community identity in the highway-oriented, strip-commercial development and smaller shopping centers that are located in the area (pg. 15, Bailey's Planning District, Bailey's Crossroads Community Business Center, Area I). The replanning of this portion of Sub-Unit D-3 affords the opportunity to create a sense of community through the successful and effective use of mixed use development. The proposed plan change will successfully preserve and thus strengthen, the quality of life for the area residents of Bailey's Crossroads and the larger area by preserving a very large portion of existing affordable housing, while at the same time, allowing for renovation and revitalization in a much needed area of the sector. Mixed use development would also allow the infusion of a commercial/retail component to add vitality to the area. This replanning proposal would not only further the goals of community identity but also attain the planning objectives listed in the Comprehensive Plan for the Bailey's Crossroads area more effectively than the current Comprehensive Plan designation of residential use, 16-20 dwelling units/acre.

Specifically, the redevelopment of this site with a mixed use community would allow for the utilization of current urban design guidelines, building design, streetscape improvements, and landscaping. The inclusion of a neighborhood-serving retail component would enhance the pedestrian orientation. Currently, the majority of the retail establishments within Bailey's Crossroads are destination-oriented retail. A mixed-use project would introduce neighborhood-serving shops which would increase the sense of community for the residents. (Objective 1, pg. 17) The inclusion of the retail component would help to ensure the retention of neighborhood-serving retail (Objective 2, pg 18). The location of this portion of Sub-Unit D-3 presents an opportunity to provide a logical transition in terms of height and buffering from the high-rise focal point of Skyline

Center to the single family residences to the south, which is currently missing in this area. (Objective 3, pg 18). Lastly, with the revitalization and redevelopment of this parcel mitigative transportation improvements would be provided, as determined necessary. (Objective 4, pg 18).

The Bailey's Crossroads Community Business Center plan envisions "the mixture of neighborhood-serving retail, office, residential, and recreation/cultural uses developed with a pedestrian scale and character" (pg. 17, Bailey's Crossroads Community Business Center, Area I) as a goal for the area. The Plan states that "flexibility should be applied to ensure that a viable mix of locally serving retail and service uses will result by allowing uses to be provided within office and multi-family residential building or building complexes" (pg. 21, Bailey's Crossroads Community Business Center, Area I). Replanning this parcel as described in this request will further the goals as stated under the Concept for Future Development for the Bailey's more effectively than the current plan designation. The ability to preserve existing affordable dwelling units and provide an attractive mixed use community in an area in need of renovation and revitalization is a unique opportunity in this portion of Sub-Unit D-3. The nominated Plan language change would also further the policies are stated in Objective 12, Policy e of the Policy Plan which emphasizes the need to "place appropriately located mixed-use development at intensities that will enhance the production of affordable housing."

With the inclusion of affordable housing, appropriate transition heights and buffers, an attractive and logical array of open space areas designed with pedestrian usage in mind, mitigative transportation improvements, and the furtherance of other goals of the Bailey's Crossroads Community Business Center, we believe increasing the development potential of the nominated property is an appropriate plan change and would be beneficial for the community of Bailey's Crossroads.

Proposed addition to Plan language begins at **
Bailey's Crossroads Community Business Center, Sub-Unit D-3

This sub-area is located south of the intersection of Carlin Springs Road and Leesburg Pike with parcels fronting also on Seminary Road and Gorham Street. The portion of the sub-unit between Seminary Road and Leesburg Pike includes the Chesapeake Shopping Center and other retail and service uses. This area is planned for and developed with neighborhood-serving retail uses which should not be intensified. The remainder of the sub-unit, which is southwest of Seminary Road, is developed with the Sunset Park Apartments and planned for residential use at 16-20 du/ac. **** The location of this portion of the sub-unit presents an opportunity, as an option, for a well-designed, mixed use project with a residential component that would preserve and enhance the existing pattern of concentrating multi-family residential use near and as a support to existing neighborhood serving-commercial development and a retail component that would improve the economic structure and vitality of all commercial uses within the sector. Additionally, the location of this portion of Sub-Unit D-3, unlike the remainder of the sub-unit, also presents an opportunity to provide a logical transition from the high-rise focal point of Skyline Center to the single family residences to the south. Redevelopment of this portion, however, should preserve the asset of affordable housing found at Sunset Park Apartments. So, the preservation of this essential component should be considered in a redevelopment project in this portion of the sub-unit.**

Therefore, as an option for the portion of Sub-Unit D-3 southwest of Seminary Road and southeast of Scoville Street, a well-designed mix of multifamily residential and retail use, at an overall density of 97 dwelling units per acre and overall FAR of 2.35 may be appropriate if the following conditions are met:

- Intensities and building heights should be tapered to mitigate bulk and height impacts to residential uses to the south;
- Open space areas should be appropriately located to buffer adjacent single family residences;
- Building design is of high architectural quality and is combined with an innovative and creative use of resident-usable open space areas;
- A detailed transportation analysis is performed that identifies transportation improvements required to support the development;
- Preservation of 75% of residential units for affordable housing is achieved;
- Parking is adequate and provided predominately in an underground facility;
- Pedestrian circulation is integrated in a logical way with surrounding the uses;
- The retail component does not 2.5% percent of the total FAR.
- Maximum building heights shall not exceed 90 feet.