

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: Keith C. Martin, Agent for Huntington Apartments
_ Daytime Phone: 703 883-0102

Address: Sack Harris & Martin, P.C. 8270 Greensboro Dr. #810 McLean, Va 22102

Nominator E-mail Address: kcm@sacklaw.com

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

_____ Keith C. Martin, Agent for Huntington Apartments Associates, L.P.

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):

_____ Gregory A. Gudel, Sec.

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:
Huntington Apartments Associates, L.P. by Huntington Properties, L.P., its G.P. by Huntington Realty Corp. its G.P. by:

Gregory A. Gudel, Secretary

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): _____ sq. ft. 8 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/. residential development at 40 dwelling units per acre and up to 50 dwellings units per acre in the event that Huntington Ave. and Richmond Hy can be proven to operate at acceptable levels of service.

Current Plan Map Designation: Residential 20+

Proposed Comprehensive Plan Designation: Mixed Use

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	
Retail	5
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	95
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).	

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**	
40-50 du/ac	400 additional units
** 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.	

Add 40,000 sq ft residential to existing

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.

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:

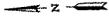
Fairfax County Planning Commission Office
 Government Center Building, Suite 330 APR# 05-IV-4MV
 12000 Government Center Parkway Page 2 of 6
 Fairfax, Virginia 22035-5505

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
83-3 ((1)) 76	Huntington Apartments, L.P.	N/A	c/o CAPITAL PROP FL 19 527 Madison Ave NEW YORK, NY 08511	8	



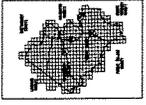
FEET

Map of the City of San Francisco, California, showing the boundaries of the City and the County of San Francisco. The map is a plan view of the City and County, and is not a map of the State of California. The map is a plan view of the City and County, and is not a map of the State of California. The map is a plan view of the City and County, and is not a map of the State of California.

GENERAL NOTES

The information contained on this map is based on the information provided by the City of San Francisco, California, and is not a map of the State of California. The map is a plan view of the City and County, and is not a map of the State of California. The map is a plan view of the City and County, and is not a map of the State of California.

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ADMINISTRATIVE INDEX

82-2	83-1	83-2
82-4	83-3	83-4
82-2	83-1	83-2

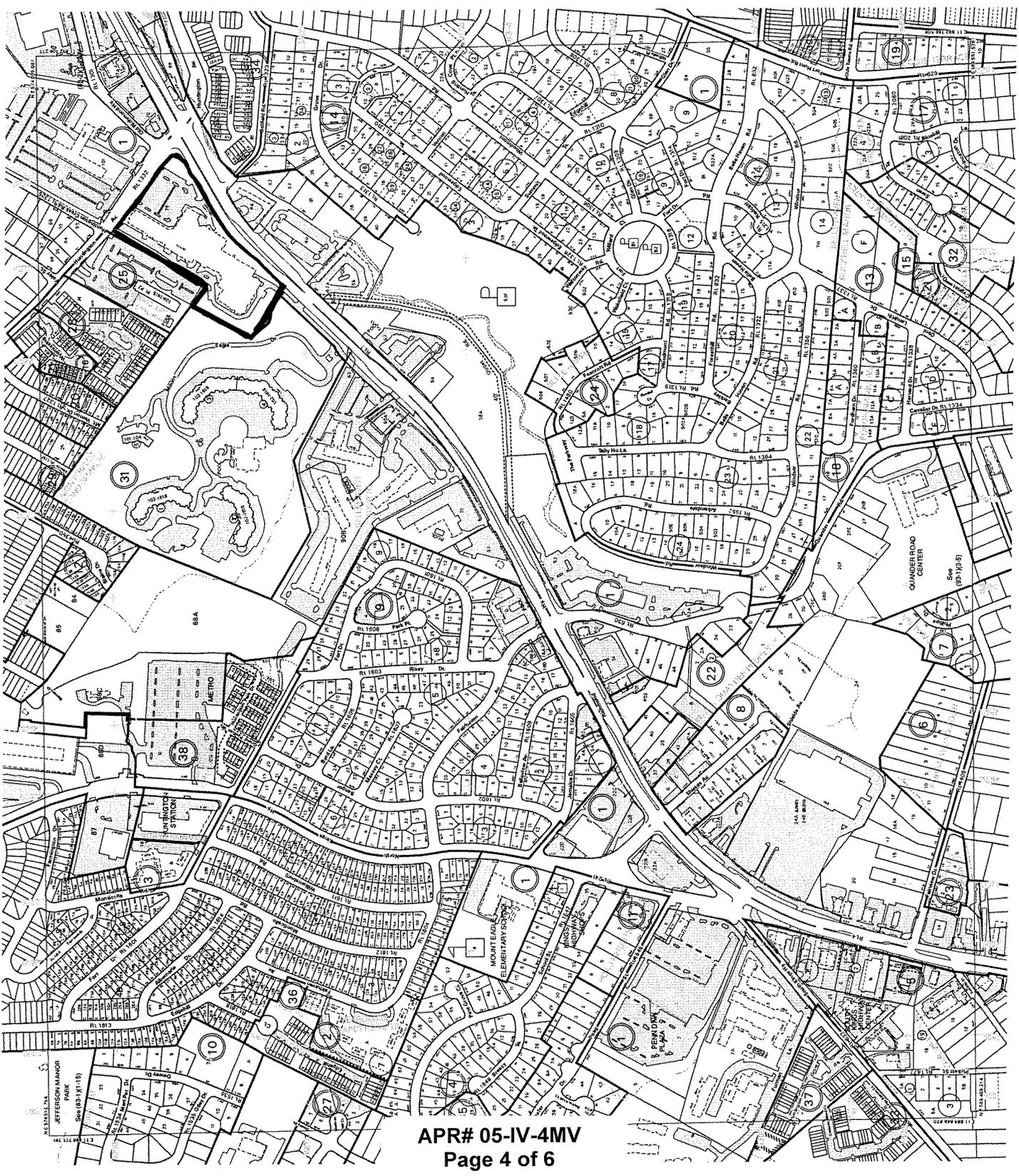
SHEET INDEX

PROPERTY MAP

83-3

Revised to: 06/06/05
 Prepared by:
 DEPARTMENT OF ENGINEERING TECHNOLOGY
 Engineering Review
 1200 California Street, Suite 117
 San Francisco, CA 94109
 DATE: 06/06/05

City of San Francisco, California



APR# 05-IV-4MV
Page 4 of 6

September 21, 2005

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

Re: 2005 South County Area Plans Review (APR)
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 site.

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

Under Land Units Q, R, S and U, replace last two sentences of second paragraph with:

"This site (Tax Map 83-3((1)) 76) is planned for mixed use metro related development up to a 3.0 FAR 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;
- Development is screened and set back from Richmond Highway to avoid excessive building bulk in proximity to Richmond Highway and to provide an adequate transition toward the lower residential densities existing and planned south of Richmond Highway and west of Fort Hunt Road;
- 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

SACK HARRIS & MARTIN, PC

Ms. Sara Robin Hardy
September 21, 2005
Page 2

operate at levels of service acceptable to the Virginia Department of Transportation and the County;

- There is an internal circulation system to allow connection with adjacent parcels;
- 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."

A PRM zoned mixed use development could be effectively integrated into the existing multifamily project. A mid-rise residential building with first floor retail over structured parking would compliment the existing units and provide density in proximity to the Metro Station.

Very truly yours,

SACK HARRIS & MARTIN, P.C.

Keith C. Martin

cc: David Carp