

1. Overview and Property Description

- 1.1. The Property consists of approximately 3.26 acres and is currently improved with the to be vacated Lee District Supervisor Office, Franconia Police Station, and Franconia Museum. The Property is further described as through the five parcels as indicated below:

Parcel	Tax Map	Area (SF)
1	0813 05 0003A	36,857
2	0813 05 0002A	41,383
3	0813 05 0002B	24,437
4	0813 05 0002C1	17,351
5	0813 08 0503	22,048
TOTAL		142,076



Figure 1: Parcel Map

- 1.2. In accordance with the terms and conditions of this RFP, and in compliance with Fairfax County Policy for the implementation of the PPEA as adopted by the Board of Supervisors on February 24, 2003, as amended, the FCRHA desires to enter into a Comprehensive Agreement with a Developer who will create a new residential community as follows:

Design, develop, construct, own, and operate, at no cost to the FCRHA, an affordable multi-family residential community under a long-term, nominal fee ground lease from the FCRHA.



Figure 2: Franconia Governmental Center

The development shall meet the highest architectural and landscape architectural standards. The design and overall features of the proposed development should be imaginative and sophisticated and a model in excellent design.

The Property is zoned R-2 (Residential 2 DU/acre) and contains a single story, 25,424 square foot Governmental Center facility constructed in 1991 that contains the Lee District Supervisor Office, Franconia Police Station, and Franconia Museum. This facility is currently scheduled to be fully vacated in the Summer 2024. The selected developer's responsibility includes the demolition and removal of the current facility at its own cost and expense with no cost to the County.

The Property is well served by transit and located close to public services, educational, medical, retail and entertainment amenities as follows:

- Fairfax Connector Bus line stop in front of the property
- Within 2.5 miles of Franconia Springfield Blue Line Metrorail Station
- Within 2 miles of Springfield Town Center
- Within 2 miles of a Giant, Safeway, Target grocery store
- Less than half mile of Franconia Elementary School and 1 mile of Edison High School
- Convenient access to Fire Station next door
- Several commercial and retail establishments within one mile
- Within 1.5 miles of Inova Health plex
- Within 3 miles of NOVA Community College
- 6 Universities within an 8-mile radius



Figure 3: Vicinity Map

- 1.4 The Fairfax County Comprehensive Land Use Plan shows the Property within the area defined as land use map designation G, “Public Facilities”. The property is located in the Beulah Planning Sector (S9), Planning Area IV, and Springfield Planning District.

An amendment to the Comprehensive Land Use Plan and rezoning will be required to allow for the contemplated multi-family residential development. The Comprehensive Plan amendment process is expected to occur concurrent with the rezoning approval process. If required, Developer shall pursue any necessary amendments to existing proffers in the form of a Proffer Condition Amendment (PCA), and any necessary amendments to existing Final Development Plan, in the form of a Final Development Plan Amendment (FDPA) that might be required to redevelop the site.



Figure 4: Aerial Map

1.5 The Franconia Governmental Center Redevelopment will be a unique and innovative affordable residential development that will:

- Contribute to diverse housing options of the surrounding area.
- Embrace the objectives of the Comprehensive Plan to promote a vibrant community where people can live, work, and play.
- Create placemaking opportunities for the community.
- Result in a high-quality development in terms of site design, building design and materials, and appropriately sited open space.
- Enhance pedestrian and bicycle connections.

The project shall incorporate innovative and sophisticated architecture and design features. Streetscapes, sidewalks, and pedestrian areas shall be designed to be “people-oriented” with landscaping, shade trees, site furnishings, informal and formal walking paths and bicycle connections, with opportunities for unique features such as playscapes, water features, and public art. Such design features should incorporate innovative uses of building heights, building mass and spacing, building materials, and views to enhance the relationship of the development project with the adjacent residential and commercial areas.

The project will be expected to be constructed and maintained in accordance with the highest standards. Throughout the term of the ground lease, the offeror, and its successors, including and lenders and their successors who may acquire an interest in the property will be obligated to maintain and operate the project and make all appropriate capital replacement in a first-class manner fully equal to the maintenance standards demonstrated at the Residences at the Government Center. Sufficient capital reserves will be required to be maintained and expended in a manner to assure continued first-class condition of the project.

1.6 Development Constraints

- The maximum number of residential units constructed on the site shall not exceed 120.
- The building shall not exceed four stories in height above grade.
- 20% of the units shall be made available for the Fairfax County magnet housing program for qualified police, fire, teachers, and medical personnel.