



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-BR-001
Evergreen
Investment Co. LLC

Address/Tax Map Parcels: 11301 Lee Jackson Memorial Highway
Tax Map Parcel 56-2 ((1)) 29A

Nominator: Evergreen Investment Company, c/o Lynne Strobel of Walsh, Colucci, Lubeley & Walsh, P.C.

Supervisor District: Braddock
Planning Area: Area III
Planning District: Fairfax Planning District, Fairfax Center Area Suburban Center, Sub-unit J1
Acreage: 2.1 acres

Current Plan Map/Text: Baseline: Office use up to 0.15 Floor Area Ratio (FAR); Overlay: Office use up to 0.70 FAR.
This area contains office uses and is planned for medium/high intensity office use. A portion of the sub-unit may be used to accommodate the planned interchange at Waples Mill Road and Lee-Jackson Memorial Highway. This area should be dedicated.

Nomination: Residential use up to 1.9 FAR consisting of up to 200 multifamily units.

Comprehensive Plan Considerations:

The subject site is located on the southwest corner of Waples Mill Road and Lee-Jackson Memorial Highway (Route 50) and contains undeveloped, wooded land. The site and surrounding properties to the south and west are planned within the Fairfax Center Area for office use up to 0.7 FAR, and adjacent development includes a six-story office building to the south, and an eight-story office building and associated parking structure to the west. Areas to the east, across Waples Mill Road, is planned for and developed with community-serving retail use at 0.35 FAR. The area to the north, across Route 50, is planned for and developed with the Fairfax Ridge mid-rise multifamily apartment community at a density of 20 to 25 dwelling units per acre, and low-rise office uses. Further to the north, nominations are also proposed for residential use on Fairfax Ridge Road ([CPN22-SP-003](#)) and for residential mixed-use at the intersection of Pender Road and Waples Mill Road ([CPN22-SP-002](#)).

The site and surrounding properties within the County are located within the Suburban Center (Non-core) portion of the Comprehensive Plan's Fairfax Center Area Special Plan Area, in an area further designated as Sub-unit J1. The Plan's Concept for Future Development classifies the Fairfax Center Area as a mixed-use Suburban Center, a land use category envisioned as a place to live, work, and play, with the greatest development intensity focused around a planned transit station in the median of I-66 near the Fair Oaks Mall, Fairfax Corner, and the County's Government Center Complex. This core area is planned for intensities ranging from 0.35 to 1.0 FAR. Non-core areas of the Suburban Center, such as the subject area, are planned for a variety of uses but generally at lower intensities than the core area.

The nomination proposes residential use at 1.9 FAR, which would support Countywide goals for increasing the production of housing within activity centers, including in a midrise form that would provide for affordable and workforce dwelling units, and at a similar height to surrounding office uses. The size of the parcel, and any future development on it, may be influenced by the plan recommendation for an interchange at the Route 50/Waples Mill Road interchange. If the nomination is advanced for formal review on the Work Program, careful consideration should be given to the appropriate level of density, the provision of supporting open spaces and recreation amenities to support

the residential use, and adequate and safe site access, including any opportunities to coordinate access through interparcel connection with surrounding properties.

