



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-SP-002
Fair Oaks Business Park

Address/Tax Map Parcels: 3949 Pender Drive, 11204 & 11208 Waples Mill Road
Tax Map Parcels 56-2 ((1)) 74B; 57-1 ((1)) 10 and 23

Nominator: The Peterson Companies (Contact: Adam Cook)

Supervisor District: Springfield
Planning Area: Area III
Planning District: Fairfax Center Area Special Plan Area, Land Unit K
Acreage: 22.6 acres

Current Plan Map/Text: Base Plan: Office use up to 0.25 Floor Area Ratio (FAR)
Overlay Plan: Office to 0.50 FAR

Nomination: Residential mixed-use up to 1.2 FAR in 5-6 story buildings, consisting of 750-900 residential units and 60k - 120k square feet (sf) of office use, ancillary retail use and potential continuing care or assisted living uses.

Comprehensive Plan Considerations:

The subject site consists of three parcels comprising the Fair Oaks Business Park, located west of Pender Drive at its intersection with Waples Mill Road, north of Route 50, and adjacent to the City of Fairfax boundary to the east. The Business Park was developed in the 1980s with two clusters of low-rise office buildings, totaling 332k sf, and is occupied with a wide variety of small businesses with shared surface parking. Inova Health Care Services owns a 1.75-acre portion of the site (Parcel 23), which houses their Keller Center.

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 Land Unit K. 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. 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. Land Unit K is planned at the overlay level for office use up to 0.50 FAR, with additional options supporting the Fairfax Ridge residential development, at 20 to 25 dwelling-units-per-acre (du/ac), and an adjacent residential use at 16 to 20 du/ac. The surrounding area consists primarily of similar office developments to the north and west, as well as a hotel use and the Fairfax Ridge multifamily residential development to the south and southwest (all within Fairfax County), and a combination of office, retail, and older residential uses to the east (within the City of Fairfax). The proposed intensity is higher than is planned for the surrounding areas, including Core Area land units located to the west.

The nomination proposes to replace the existing office and institutional uses with mixed-use redevelopment consisting of a combination of multifamily residential, office and retail, with the potential for continuing care or assisted living. While there are residential uses located adjacent to the north portion of the site, within the City of Fairfax, and other established multifamily residential located elsewhere in Land Unit K, much of the surrounding area consists of office, hotel, large format retail, and light industrial uses. There is one other SSPA nomination ([CPN22-SP-003](#)) located in Land Unit K which also proposes removal and redevelopment of an existing office use with a residential use, and there has been other interest in potential redevelopment of aging office uses in this land unit, all of which share a common land-unit-wide recommendation for office use with the subject site and have similar potential for redevelopment. While there may be the potential to increase the percentage of residential uses in the land unit while

maintaining its base of non-residential uses, a site-specific approach may result in compatibility issues between residential and non-residential uses, and difficulty in coordinating the provision of the types of amenities that support a livable residential neighborhood. Therefore, consideration could be given to a potential re-evaluation of the recommendations for the larger land unit, rather than individual site-specific amendments, to determine the type and nature of redevelopment that may be appropriate in the context of the overall area. Other potential considerations include the impacts of the loss of small, affordable office spaces that currently house a variety of community-serving businesses and organizations, as well as future connectivity with planned uses within the larger Suburban Center and the City of Fairfax.

