



Summary of Adopted Amendments

to the Fairfax County
Comprehensive Plan Resulting from the
2008 Base Realignment and Closure (BRAC)
Area Plans Review



*This document contains amendments to the **Comprehensive Plan for Fairfax County, Virginia** adopted by the Board of Supervisors on January 26, 2009, for 2008 BRAC APR items which did not require VDOT 527 review. This Summary is to be used in conjunction with the 2007 Edition of the Comprehensive Plan.*

2008 BRAC APR amendments awaiting VDOT 527 review will be heard at upcoming public hearings, published in a separate document, and subsequently available from the Department of Planning and Zoning, Suite 730, 12055 Government Center Parkway, Fairfax, Virginia, 22035.



Prepared by the Department of Planning and Zoning
Fairfax County, Virginia

March 2009

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Table of Contents

	Page
Summary of BRAC	
Area Plans Review Nominations	i
 AMENDMENTS	
 Franconia-Springfield Area	
BRAC# 08-IV-8FS.....	1
BRAC# 08-IV-11FS (part)*	2
Mount Vernon Planning District	
BRAC# 08-IV-9MV.....	4
BRAC# 08-IV-10MV.....	5
BRAC# 08-IV-11MV.....	7
BRAC# 08-IV-12MV.....	8
BRAC# 08-IV-13MV.....	10
Springfield Planning District	
BRAC# 08-IV-11FS (part)*	12

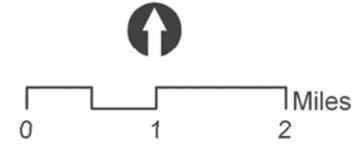
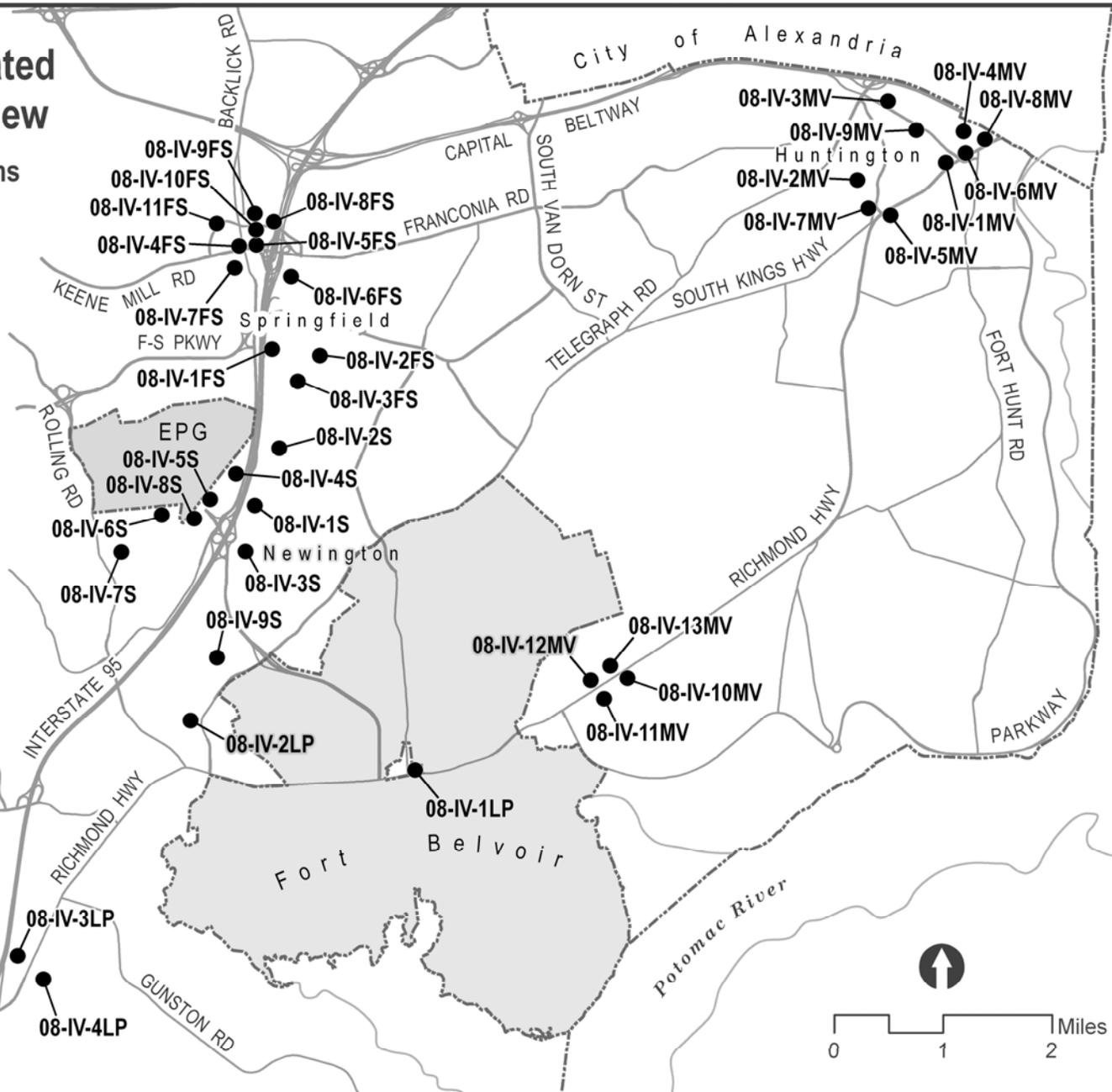
* APR item BRAC# 08-IV-11FS is located in both the Springfield Planning District and the Franconia-Springfield Area. Please see both sections of this addendum for the complete adopted text for this item.

2008 BRAC-Related Area Plans Review

Nominated APR Items

Map prepared by
Department of
Planning & Zoning
May 2008

● APR Nomination



2008 BRAC APR Nominations Summary

Franconia-Springfield Area

APR #	Supervisor District	Nominator Name	General Location	Tax Map #	Acres	Current Plan	Nominated Change	PC Action Date	PC Action	BOS Action Date	BOS Action
BRAC# 08-IV-1FS (VDOT 527 Review)	Lee	Lynne J. Stroebel, Agent for (Sansaba Land and Livestock, LL)	E of Loisdale Rd and I-95, bordered on the north by the GSA Warehouse site, and on the south by Loisdale Estates. Springfield Center Dr runs through the site.	90-2((1))57E,57F, 57G, 57H	6.05	Light industrial uses up to .35 FAR with option for up to .50 FAR for biotech/research and development uses.	Industrial uses in accordance with the existing zoning with an option for mixed use up to 1.6 FAR with office and retail.	To be Determined	NA	To be Determined	NA
BRAC# 08-IV-2FS (VDOT 527 Review)	Lee	Lynne J. Stroebel, Agent for (Springfield 6601 LLC & Springfield Metro Center II, LLC)	S and W of Springfield Center Dr, E of the GSA Parr Warehouse site.	90-2((1))58D; 90-4((1)) 11B	5.94	Industrial use up to .35 FAR with an option for biotech/research and development uses up to .50 FAR.	Option for office and support services up to 2.0 FAR.	To be Determined	NA	To be Determined	NA
BRAC# 08-IV-3FS (Withdrawn)	Lee	David R. Gill on behalf of MR Springfield Metro Capital LLC (McGuire Woods LLP)	S of the GSA-Parr Warehouse, N of Loisdale Estates subdivision, W of the Richmond Fredericksburg Potomac rail line.	90-4((1))11,11A, 13	25.57	Industrial use up to .35 FAR with an option biotech/ research and development uses up to .50 FAR.	Office or mixed use up to 1.5 FAR with an option of mixed use up to 2.0 FAR.	NA	NA	NA	NA
BRAC# 08-IV-4FS (VDOT 527 Review)	Lee	Lynne J. Strobel, Agent for Springfield Land LLC (Walsh Colucci Lubeley Emrich & Walsh PC)	W of Amherst Ave., N of Old Keene Mill Rd., S and E of Bland St.	80-4((9))4-6	1.62	Office use with support retail up to .50 FAR with substantial parcel consolidation.	Hotel use with support services up to 1.5 FAR or 156 rooms.	To be Determined	NA	To be Determined	NA
BRAC# 08-IV-5FS (VDOT 527 Review)	Lee	Lynne J. Strobel, Agent for Federal Realty Investment Trust & Springfield Hotel Assoc., LLC (Walsh Colucci Lubeley Emrich & Walsh, PC)	N of Old Keene Mill Rd; E of Amherst Ave; S of Commerce St	80-4((1))4,4B,4F, 6,6A,7,7A,8A,8B, 9,9A,9B,9C,10; 80-4((6))3,4C	26.52	Land Unit A - mixed use up to 1.1 FAR with the addition of 600,000 sq ft office; 350,000 sq ft retail; 280,000 sq ft hotel (total of 2.9 m sq ft non-res and 800 DUs)	Mixed use up to 3.0 FAR with an option of 4.0 FAR pursuant to adoption of appropriate zoning classification.	To be Determined	NA	To be Determined	NA

2008 BRAC APR Nominations Summary

Franconia-Springfield Area

APR #	Supervisor District	Nominator Name	General Location	Tax Map #	Acres	Current Plan	Nominated Change	PC Action Date	PC Action	BOS Action Date	BOS Action
BRAC# 08-IV-6FS (Deferred)	Lee	Joseph Antunovich (Antunovich Associates)	W of Loisdale Rd, E of Loisdale Ct	90-2((11))8	2.88	Office and hotel uses up to .50 FAR	Ground level retail as transition uses to office and parking facilities. Up to 2.25 FAR with LEED certification. Core areas with intensity of .20 to .50 FAR	To be Determined	NA	To be Determined	NA
BRAC# 08-IV-7FS (VDOT 527 Review)	Lee	David R. Gill on behalf of MR Keene Mill 1 LLC (McGuire Woods, LLC)	S of Old Keene Mill Rd, W of Amherst Ave., E of Spring Rd	80-3((1))6,8; 80-4((1))11,11A1; 90-1((2))246-253, A; 90-2((1))5A,5B; 90-2((2))243-245	16.05	Retail and office uses up to .50 FAR with conditions (part). Residential use at 2-3 DU/AC (part).	Predominately office mixed use up to 2.0 FAR.	To be Determined	NA	To be Determined	NA
BRAC# 08-IV-8FS (Adopted)	Lee	Francis A. McDermott (Hunton & Williams, LLP)	W of I-95, E of Brandon Ave., N of Commerce St.	80-4((1))5C1,5C2	4.34	Mixed-use as part of non-core area in Land Unit A of Springfield CBC.	Office and retail uses up to 2.0 FAR on Tax Map Parcel 80-4 ((1)) 5C2.	12/10/2008	Office and retail up to 2.0 FAR on Tax Map Parcel 80-4 ((1)) 5C2 with conditions and expansion of core area.	1/26/2009	Office and retail up to 2.0 FAR on Tax Map Parcel 80-4 ((1)) 5C2 with conditions and expansion of core area.
BRAC# 08-IV-9FS (VDOT 527 Review)	Lee	David R. Gill on behalf of Washington Real Estate Investment Trust (McGuire Woods LLP)	N of Commerce St; E of Backlick Rd; W of Brandon Ave	80-4((1))3; 80-4((6))1,2,4A, 4D1,4D3,4D4,4D 5,4E1,A; 80-4((10))(1)All; 80-4((10))(2)All	14.24	Land Unit A as overall intensity up to 1.1 FAR with addition of ~600,000 SF office; 350,000 SF retail; 280,000 SF hotel for total of approximately 2.0 million SF non-res uses and 800 DU, with majority of land use concentration in core area, south of Commerce St.	Land Unit A to remain with 1.1 FAR overall; core area to be expanded north of Commerce St and allow residential mixed-use 1.6 FAR to 2.0 FAR (70% residential use; 20% retail use; 10% office use) in this expanded area.	To be Determined	NA	To be Determined	NA

2008 BRAC APR Nominations Summary
Franconia-Springfield Area

APR #	Supervisor District	Nominator Name	General Location	Tax Map #	Acres	Current Plan	Nominated Change	PC Action Date	PC Action	BOS Action Date	BOS Action
BRAC# 08-IV-10FS (Withdrawn)	Lee	David R. Gill (McGuire Woods LLP)	N of Old Keene Mill Rd; W of Augusta Dr; E of Amherst Ave.; S of Yates Village subdivision.	80-4((1))3,3A,4,4B, 4F,5C1,5C2,5D,6,6A,7,7A,8A,8B,9,9A,9B,9C,9D,9E,9F,10; 80-4((4))(3)7; 80-4((6))1-3,4A,4C, 4D1,4D3,4D4, 4D5,4E1,A; 80-4((10))(1)All; 80-4((10))(2)All	56.00	Addition of ~600,000 SF office, 350,000 SF retail, 280,000 SF hotel for a total of 2.0 million SF non-residential uses and 800 DUs with majority of land use concentrated in core area, south of Commerce St, overall intensity of 1.1 FAR.	Allow up to 1,875 multi-family DUs with 1000-1300 allocated to the core area of Land Unit A, overall intensity up to 1.48 FAR. (50% high-rise; 50% mid-rise).	NA	NA	NA	NA
BRAC# 08-IV-11FS (Adopted)	Lee	Marianne Gardner (Fairfax County Government, Department of Planning & Zoning)	W of Commerce St, N of Old Keene Mill Rd	80-3((1))3,7; 80-4((4))(3)7	12.42	Residential use at 30 dwelling units per acre (du/ac).	Residential use at 40-50 du/ac with ground-floor retail use up to 10,000 square feet.	12/10/2008	Residential up to 45 du/ac with conditions and editorial update.	1/26/2009	Residential use up to 45 du/ac with conditions, editorial update, and land unit boundary shift.



2008 BRAC APR Nominations Summary

Lower Potomac
Planning District

APR #	Supervisor District	Nominator Name	General Location	Tax Map #	Acres	Current Plan	Nominated Change	PC Action Date	PC Action	BOS Action Date	BOS Action
BRAC# 08-IV-1LP (Withdrawn)	Mount Vernon	William C. Thomas, Jr.	N of Richmond Hwy, E of Fairfax County Pkwy and along Backlick Rd.	109-1((1))29-32,35-42	5.76	Neighborhood serving commercial for 109-1((1))3,11, 12, 32, 40. Residential 2-3 du/ac along Backlick Road. Residential 5-8 du/ac for 109-1((1))35,36, 37,38,39. Residential 12-16 du/ac for 109-1((1))1,2,8,9,10,31,4 1,42. Parcels 8,9,10 may redevelop at 16-20 du/ac provided certain conditions are met. Methodist Church is local landmark and should be included in an historic district.	Add an option for mixed use hotel/office/retail provided substantial parcel consolidation occurs in either of 2 following scenarios: Scenario 1) Hotel (70%)/Retail (20%), Office (10%); Scenario 2) Office (80%), Retail (20%).	NA	NA	NA	NA
BRAC# 08-IV-2LP (VDOT 527 Review)	Mount Vernon	David R. Gill on behalf of WRIT NVIP, LLC (McGuire Woods LLP)	W of Telegraph Rd, E of Pohick Estates Park, N of Southgate Woods townhouse development.	108-1((1))1C,1D, 1E,1F,1G,1H,1J,1 K,1M,1N,2A,3C,3 D;108-1((10))All	69.37	Industrial use up to .35 FAR.	Option 1 at .80 FAR: Office (1.6-2.2 million square feet (sf)); retail (96,000-193,000 sf); institutional (120,000 - 240,000 sf); industrial/flex (120,000 - 240,000 sf); hotel (0 - 120,000 sf). Option 2 at 1.0 FAR: Office (2.1-2.7 million sf); retail (120,000-240,000 sf); institutional (0-90,000 sf); industrial/flex (151,000 - 300,000 sf); hotel (0 - 150,000 sf).	To be Determined	NA	To be Determined	NA

2008 BRAC APR Nominations Summary

Lower Potomac Planning District

APR #	Supervisor District	Nominator Name	General Location	Tax Map #	Acres	Current Plan	Nominated Change	PC Action Date	PC Action	BOS Action Date	BOS Action
BRAC# 08-IV-3LP (Withdrawn)	Mount Vernon	Lynne J. Strobel, agent for Chambers Contracting Co., Owen Land LLC, & Lopez Trucking II, LLC (Walsh, Colucci, Lubeley, Emrich & Walsh, PC)	E of I-95, W of Richmond Hwy, and S of Mimms Street.	113-2((1))62A, 62B, 65,66A,67; 113-4((1))1	49.23	Industrial/flex space uses, retail and other related business and employment uses. Maximum FARs should not exceed .35.	Industrial uses in accordance with existing zoning with an option for mixed-use commercial development up to 2.5 FAR.	NA	NA	NA	NA
BRAC# 08-IV-4LP (Withdrawn)	Mount Vernon	Lynne J. Stroebel, agent for Owen Land, LLC; David J. Brown; Rock Stone & Sand Yard, Inc.; Berry & Sons, LLC, Yukon Builders, Inc.; Robert & Carolyn Arnold; Charles Sweeney; Jack Elmore, Jr. & Melissa Huston (Walsh, Colucci, Lubeley, Emrich & Walsh, PC)	E of I-95, E of Richmond Hwy, and S of Mimms Street	113-2((1))68; 113-2((3))B1,C1, D1,E5,E6,F1,G1	12.60	Industrial uses up to .35FAR. As an option, industrial/flex space uses should be considered up to .25 FAR.	Industrial uses in accordance with existing zoning with an option for mixed-use development up to 2.5 FAR.	NA	NA	NA	NA

2008 BRAC APR Nominations Summary

Mount Vernon
Planning District

APR #	Supervisor District	Nominator Name	General Location	Tax Map #	Acres	Current Plan	Nominated Change	PC Action Date	PC Action	BOS Action Date	BOS Action
BRAC# 08-IV-1MV (VDOT 527 Review)	Mount Vernon	Keith C. Martin, Agent (Sack Harris & Martin, P.C.)	SW corner of Huntington Ave and Richmond Hwy	83-3((1))76	8.50	Residential development at 40 du/ac and up to 50 du/ac if it can be proven that traffic levels on Huntington Avenue and Richmond Highway operate at a level of service acceptable to VDOT.	Mixed use development including the existing multifamily development, office, ground floor retail, hotel and high-rise residential over structured parking with an overall FAR of 2.95.	To be Determined	NA	To be Determined	NA
BRAC# 08-IV-2MV (Withdrawn)	Lee	Lynne J. Strobel, Agent for TWG Huntington LLC & Ivy Hunting LLC (Walsh Colucci Lubeley Emrich & Walsh, PC)	Fairhaven Ave E of Telegraph Rd, W of N Kings Highway, S of Huntington Rd, and S of the Huntington Metro Station.	83-3((2))(7)A	4.31	Residential use at 16-20 du/ac with building heights not to exceed 4 stories.	Residential use up to 40 du/ac with accessory support services.	NA	NA	NA	NA
BRAC# 08-IV-3MV (VDOT 527 Review)	Mount Vernon	Inda Stagg for Huntington Avenue Associates (Walsh Colucci Lubeley Emrich & Walsh, PC)	N of Huntington Ave., W of Metroview Pkwy., S of Cameron Run.	83-1((1))34C	6.04	Office up to .30 FAR.	Mixed use up to 3.0 FAR with residential, office, and restaurant/retail uses.	To be Determined	NA	To be Determined	NA
BRAC# 08-IV-4MV (VDOT 527 Review)	Mount Vernon	Inda Stagg for AIMCO Riverside Park LLC (Walsh, Colucci, Lubeley, Emrich & Walsh, PC)	W of Richmond Hwy, N of Huntington Ave, Et of Huntington Creek Rd, S of the Fairfax County - City of Alexandria Line.	83-3((1))101	28.17	Retail, office and/or residential uses up to .50 FAR. Option for mixed use development up to 1.0 FAR. Alternative option for residential up to 30 du/ac to be compatible w/surrounding high rises.	Mixed use residential and retail that integrates the existing development and adds 602 new dwelling units for a density of up to 65 du/ac with first floor retail/restaurant uses at a minimum of 35,000 sf. Overall FAR of 1.65.	To be Determined	NA	To be Determined	NA

IA

2008 BRAC APR Nominations Summary

Mount Vernon
Planning District

APR #	Supervisor District	Nominator Name	General Location	Tax Map #	Acres	Current Plan	Nominated Change	PC Action Date	PC Action	BOS Action Date	BOS Action
BRAC# 08-IV-5MV (Withdrawn)	Mount Vernon	Gifford R. Hampshire (Blankenship & Keith, P.C.)	SE side of Richmond Hwy, W of Quander Rd, N of Shields Ave.	83-3((1))36-38,40-42; 83-3((8))1,B,C; 83-3((22))A,B	4.38	Sub-unit E-1: Office and/or retail use up to 0.50 FAR with max. building height of 50 feet for parcels fronting Richmond Highway between Quander Road and Shields Avenue. Sub-unit E-2: Residential use at 3-4 du/ac, up to 5-8 du/ac with consolidation. Option for 1.0 FAR with consolidation with other land units.	Office and/or hotel and retail at 1.0 FAR with building heights up to 100 feet.	NA	NA	NA	NA
BRAC# 08-IV-6MV (Withdrawn)	Mount Vernon	Richard F. Neel, Jr. (Southeast Fairfax Development Corporation)	Island of land N of the intersection of Huntington Ave and Richmond Hwy	83-3((1))67A,69,69A,70; 83-4((1))2	2.52	Redevelopment and consolidation of all parcels is encouraged. Should be redeveloped w/neighborhood serving retail up to .25 FAR. Option to consolidate subunit A-2 with A-1 in a unified mixed use development up to 1.0 FAR.	Consolidate subunit A-2 with A-1 in unified office use development with ground level retail up to 2.0 FAR. Office (92%), Retail (8%).	NA	NA	NA	NA
BRAC# 08-IV-7MV (Denied by PC)	Lee	Robert A. Wiles, President (Robt. A. Wiles and Company, Inc.)	S. of School St, W of North Kings Hwy, N. of Poag Street.	83-3((4))A;83-3((1))All	3.38	Parcel 83-3 ((11)) 6: Residential use at 3-4 du/ac. Remainder: Office or institutional use up to .25 FAR with an option for .35 FAR if consolidated.	Hotel and retail uses up to .50 FAR.	12/10/2008	Retain adopted Comprehensive Plan.	NA	NA

2008 BRAC APR Nominations Summary

Mount Vernon
Planning District

APR #	Supervisor District	Nominator Name	General Location	Tax Map #	Acres	Current Plan	Nominated Change	PC Action Date	PC Action	BOS Action Date	BOS Action
BRAC# 08-IV-8MV (Withdrawn)	Mount Vernon	Richard F. Neel, Jr. (Southeast Fairfax Development Corporation)	S of the Fairfax County - City of Alexandria line, W of Richmond Hwy.	83-2((1))2A,2B, 2C; 83-4((1))1	15.29	Retail, office and/or residential uses up to .50 FAR. Option for mixed use office/retail/residential development up to 1.0 FAR may be appropriate if conditions are met. Alternative option for redevelopment of subunit A-1 NW of Old Richmond Hwy for residential uses up to 30 du/ac to be compatible with surrounding high-rise residential units.	Option for mixed use office (92%) development with ground level retail (8%) uses up to 2.0 FAR.	NA	NA	NA	NA
BRAC# 08-IV-9MV (Adopted)	Mount Vernon	Stuart Mendelsohn (Holland and Knight LLP on behalf of A&R Development Corp.)	S of Huntington Ave, N of Glendale Te, between Biscayne Dr and Blaine Dr.	83-1((8))80A,83A, 83B,84A,84B, 85A1,85B,91A, 91B1,92A,92B, 93A,93B,94A; 83-1((20))1A,1B, 2A,2B,3A,3B	4.35	Residential use at 8-12 du/ac. Residential use at 16-20 du/ac with a 20,000 sq ft retail component.	Mixed use up to 3.0 FAR with residential, office, and retail uses.	12/10/2008	Allow mixed use option up to 3.0 FAR with residential, office and retail uses. Building heights limited to 120 feet along Huntington Ave, and 40 feet along Glendale Te.	1/26/2009	Adopt the nomination as recommended by the PC. Specify mix of uses will be approx. 75% residential, 20% office, and 5% retail. Add additional condition to design buildings to meet criteria for LEED Silver green building certification.

2008 BRAC APR Nominations Summary

Mount Vernon
Planning District

APR #	Supervisor District	Nominator Name	General Location	Tax Map #	Acres	Current Plan	Nominated Change	PC Action Date	PC Action	BOS Action Date	BOS Action
BRAC# 08-IV-10MV (Adopted)	Mount Vernon	Richard F. Neel, Jr. (Southeast Fairfax Development Corporation)	E of Richmond Hwy, N of Cooper Rd, S of Lukens Ln	101-3((1))100; 110-1((1))51,52; 110-1((15))(A)All; 110-1((17))1A,1B, 2A,25,25A,A1,B1; 110-1((27))All	15.58	Office and neighborhood-serving retail up to .35 FAR. Option for mixed use with residential up to .50 FAR with conditions. Option for residential use at 4-5 du/ac for parcels 101-3((1))100, 110-1((1))2, 51, and 52.	Restrict option for mixed use up to .50 FAR to parcels 110-1((17))1B, 1A, A1, B1, 2A, 25A, and 25 and remove residential component. Add new base plan for residential use at 2-3 du/ac for parcels 110-1((15))(A) 2 and 3 to reflect existing uses.	12/10/2008	Support the nomination, as modified by Staff and the Task Force. Add language to support the provision of planned bike lanes and facilities.	1/26/2009	Adopt the nomination as recommended by the PC. Add additional condition to design buildings to meet criteria for LEED Silver green building certification.
BRAC# 08-IV-11MV (Adopted)	Mount Vernon	Richard F. Neel, Jr. (Southeast Fairfax Development Corporation)	E of Richmond Hwy, S of Cooper Rd.	109-2((2))3A,4, 4A, 5,5A,6A,19A; 110-1((17))3,19	9.99	Retail use up to .35 FAR. Parcels 109-2((2)) 5 and 6A planned for residential use at 16-20 du/ac with an option for hotel use.	Add option for mixed use up to .65 FAR with office, retail and/or hotel uses with conditions.	12/10/2008	Support the nomination, as modified by Staff and the Task Force. Add language to support the provision of planned bike lanes and facilities.	1/26/2009	Adopt the nomination as recommended by the PC. Add additional condition to design buildings to meet criteria for LEED Silver green building certification.
BRAC# 08-IV-12MV (Adopted)	Mount Vernon	Richard F. Neel, Jr. (Southeast Fairfax Development Corporation)	SW corner of Richmond Hwy and Sacramento Dr.	109-2((1))21B, 21C	6.97	Retail use up to .35 FAR.	Retail use up to .50 FAR, with option for mixed use up to 1.5 FAR with office, retail and hotel uses.	12/10/2008	Support the nomination, as modified by Staff and the Task Force. Add language to support the provision of planned bike lanes and facilities.	1/26/2009	Adopt the nomination as recommended by the PC. Add additional condition to design buildings to meet criteria for LEED Silver green building certification.

2008 BRAC APR Nominations Summary

**Mount Vernon
Planning District**

APR #	Supervisor District	Nominator Name	General Location	Tax Map #	Acres	Current Plan	Nominated Change	PC Action Date	PC Action	BOS Action Date	BOS Action
BRAC# 08-IV-13MV (Adopted)	Mount Vernon	Richard F. Neel, Jr. (Southeast Fairfax Development Corporation)	W of Richmond Hwy, S of Woodlawn Ct, N of Sacramento Dr.	101-3((1))96; 109-2((1))23,24	11.36	Retail use up to .35 FAR. Option for mixed use up to .50 FAR with office and/or retail with conditions.	Option for mixed use up to .70 FAR with office, retail and hotel uses with conditions.	12/10/2008	Support the nomination, as modified by Staff and the Task Force. Add language to support the provision of planned bike lanes and facilities.	1/26/2009	Adopt the nomination as recommended by the PC. Add additional condition to design buildings to meet criteria for LEED Silver green building certification.

2008 BRAC APR Nominations Summary

Springfield Planning District

APR #	Supervisor District	Nominator Name	General Location	Tax Map #	Acres	Current Plan	Nominated Change	PC Action Date	PC Action	BOS Action Date	BOS Action
BRAC# 08-IV-1S (Deferred - Loisdale Rd Special Study)	Lee	Lynne J. Stroebel, Agent for (Schaeffer Industrial, LTD)	W of RFP Railroad, N of parcel 99-2((1))7A, E of Loisdale Rd, and S of parcel 99-2((1))5.	99-2((1))7	11.30	Industrial use up to .35 FAR.	Add option for office and support services/retail up to 1.0 FAR.	To be Determined	NA	To be Determined	NA
BRAC# 08-IV-2S (Withdrawn)	Lee	Bruce R. Smith	S of Loisdale Park, E of I-95, N of parcels 90-4((1))2,15 and W of Cinder Bed Rd.	90-4((1))4,5,6A, 6B, 7	105.22	Industrial use up to .35 FAR. If landfill area is unfit for development, it should be planned for private recreation use.	Office and retail up to 1.5 FAR. Office 90% (~6 million sf) retail 10% (~700,000 sf).	NA	NA	NA	NA
BRAC# 08-IV-3S (Deferred - Loisdale Rd Special Study)	Lee	Bruce R. Smith	W of RF&P railroad track, E of Loisdale Rd, N of Newington Rd, and S of parcel 99-2((1))7	99-2((1))7A,8	24.47	Industrial use up to .35 FAR.	Retail, office, and hotel uses up to 2.0 FAR. Retail 50% (~1 million sf); office 30% (~600,000 sf); hotel 20% (~400,000 sf).	To be Determined	NA	To be Determined	NA
BRAC# 08-IV-4S (VDOT 527 Review)	Lee	Robert J. Makheja	W of I-95 off of Backlick Road.	99-1((1))24A; 99-2((1))1B,1C	8.37	Industrial use up to .35 FAR.	Option for mixed use (predominately office) up to 1.4 FAR or up to 1.6 FAR with conditions.	To be Determined	NA	To be Determined	NA
BRAC# 08-IV-5S (VDOT 527 Review)	Lee	Lynne J. Stroebel, Agent for 7200 Fullerton LLC (Walsh Colucci Lubeley Emrich & Walsh, PC)	N of Fullerton Rd, E of the EPG	99-1((5))8,9	4.77	Industrial use up to .35 FAR.	Industrial use in accordance with existing zoning with an option for office and/or hotel with support services up to a 2.0 FAR.	To be Determined	NA	To be Determined	NA

2008 BRAC APR Nominations Summary

Springfield Planning District

APR #	Supervisor District	Nominator Name	General Location	Tax Map #	Acres	Current Plan	Nominated Change	PC Action Date	PC Action	BOS Action Date	BOS Action
BRAC# 08-IV-6S (Withdrawn)	Mount Vernon	Steven W. Schmitz (Salmon River Partners, LLC, c/o Steven W. Schmitz)	W of I-95, N of Fullerton Rd	99-1((7))2A,2B,3,4A,4B,5,6,7A,7B,8	21.00	Industrial use up to .50 FAR.	Industrial use at .50 FAR. As an option, the properties may be appropriate for office and retail uses up to 1.2 FAR.	NA	NA	NA	NA
BRAC# 08-IV-7S (Withdrawn)	Mount Vernon	Lynne J. Strobel, Agent for Boston Properties, LP (Walsh Colucci Lubeley Emrich & Walsh PC)	W of Accotink Creek along both sides of Boston Blvd.	98-2((18))3,11B,12; 99-1((1))1; 99-1((12))2,3,5,6A,7A,7B,8-10,11A,15,19,21A,24,A1	89.55	Industrial use up to .50 FAR.	Industrial use in accordance with existing zoning with an option for office and/or hotel uses and support services up to a 2.0 FAR.	NA	NA	NA	NA
BRAC# 08-IV-8S (VDOT 527 Review)	Lee	William B. Lawson, Jr., Attorney/Agent (Lawson Tarter & Charvet, PC)	E of I-95, E of Fullerton, S of Fairfax County Pkwy.	99-1((1))12; 99-1((5))11A,12A	14.65	Industrial use up to .35 FAR.	Retail and other OR alternative uses. Specifically, redevelopment within the nominated area to office and hotel up to 2.0 FAR may be appropriate.	To be Determined	NA	To be Determined	NA
BRAC# 08-IV-9S (VDOT 527 Review)	Mount Vernon	David R. Gill on behalf of Scannell Properties (McGuire Woods LLP)	W of Telegraph Rd, S of Backlick Rd, E of Cinder Bed Rd.	99-4((8))1,2,3B,4,5; 108-1((1))4; 108-1((12))6,7	118.29	Industrial up to .35 FAR on top soil processing site, approximately 30 acres. Remainder of the site planned for public parks, private recreation and private open space.	Office up to .33 FAR (786,000 sf) on 56 acres.	To be Determined	NA	To be Determined	NA
BRAC# 08-IV-10S (VDOT 527 Review)	Lee	David R. Gill on behalf of MR Lewin Park Capital LLC (McGuire Woods, LLP)	N of Franconia-Springfield Pkwy, W of Beulah St, S and E of Walker Ln.	91-1((4))All	11.55	Residential use at 1-2 du/ac. Option for office, hotel, and retail up to .55 FAR with conditions.	Option 1: Office at 1.95 FAR (981,360 sf). Option 2: Office and hotel at 1.95 FAR (781,360 sf office; 350-room 200,000 sf hotel).	To be Determined	NA	To be Determined	NA

Franconia-Springfield Area

BRAC# 08-IV-8FS

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Franconia-Springfield Area as amended through 11-17-2008; Springfield Community Business Center, Land Unit A, pages 67-69:

“Land Unit Recommendations

Land Unit A

Land Unit A is approximately 56 acres in size, and is bounded by Amherst Avenue, I-95, and Old Keene Mill Road. It is located in the northeastern portion of the Springfield Community Business Center (CBC). The Comprehensive Plan recommendations encourage the creation of an urban, pedestrian-oriented area comprised of a mix of medium to high intensity office, retail, hotel, civic, arts, and residential uses.

...

A "main street area" treatment is planned ~~along all streets in Land Unit A for areas south of Commerce Street and Tax Map Parcels 80-4 ((1)) 5C1 and 5C2, except the area to the north of Commerce Street.~~ Figure 17 shows the location of the core, or "main street" area within Land Unit A, which is approximately ~~27~~ 31 acres. Like all areas in the CBC, the main street should incorporate the streetscape design features recommended by the Springfield Streetscape Conceptual Design. Street level retail uses are an integral aspect of the main street approach and are intended to help create an urban, people-oriented place that provides convenient retail services and encourages pedestrian movement.

...

Along Commerce Street, consolidation of parcels 80-4 ((6)) 3 and 4C, is encouraged. The area is envisioned to be high rise office, residential or hotel use or a mix of these uses. Facades and entrances should be oriented to the streets with parking located toward the center of the block and to the rear of buildings. Buildings should step down to a lower height towards Yates Village to maintain a transition to the adjacent residential neighborhood, to the extent possible. Building design should include varying rooflines for visual interest.

Office use up to 125,000 sq.ft. with a maximum building height of 160-feet, including parking levels, may be appropriate on Tax Map Parcel

80-4 ((1)) 5C2, recognizing its location as a “gateway” feature for the Springfield area. Ancillary retail uses, if possible on the ground-floor, and an urban park or other recreational facilities should be provided to serve the employees with this development. Vehicular and pedestrian access to Brandon Avenue and Augusta Drive should be maintained and enhanced. Management tools to reduce vehicular trips to and from the office use should be utilized. The impact on parks and recreation should be mitigated per policies contained in Objective 6 of the Park and Recreation section of the Policy Plan and Springfield Planning District standards. Finally, any building should be designed to accommodate telecommunications antennas and equipment cabinets in a way that is compatible with the building’s architecture and conceals the antennas and equipment from surrounding properties and roadways by flush mounting or screening antennas and concealing related equipment behind screen walls or building features.

Year round screening should be provided by vegetated buffer located along the northern boundary of Land Unit A in 80-3((1)) 1, 1A, 3 and 5D...”

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Franconia-Springfield Area as amended through 11-17-2008; Springfield Community Business Center, Figure 17, page 68, will be revised to reflect the expanded core area.

PLAN MAP: The Comprehensive Plan map will not change.

BRAC# 08-IV-11FS (PART)

(See also Springfield Planning District adopted text)

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Franconia-Springfield Area as amended through 11-17-2008; Springfield Community Business Center, Land Unit B, page 70:

“The area located to the west and north of Commerce Street is planned for multifamily residential use at a density up to 30 dwelling units per acre with the exception of the Richard Byrd Library, which is planned for public facilities uses and Tax Map 80-3 ((1)) 3D, which is planned for office use up to .35 FAR.

Elderly housing at a density up to 30 dwelling units per acre is encouraged for the area between Dinwiddie Street, Commerce Street, and Amherst Avenue. The vacation of Cumberland Avenue as a part of this option should be explored in order to create a larger development site. Any northern or westward expansion of non-residential uses along

Backlick Road and beyond Commerce Street is discouraged. As an option Tax Map Parcels 80-3 ((1)) 3 and 7, within Land Unit C and 80-4 ((4)) (3) 7, within Land Unit A, may develop as residential use up to a density of 45 du/ac, utilizing the guidance described in the Springfield Connectivity Study recommendations (August 2008). In particular, redevelopment should provide for or contribute to the following conditions:

- An effective transition to the areas outside of the CBC through buffering, limiting building height to 65-feet, orienting buildings to Commerce Street and Cumberland Avenue, and other design considerations, such as ‘stair-stepping’;
- Publicly accessible urban park space and amenities, including passive and active recreational facilities, on-site and off-site;
- Below grade parking, preferred. Any surface parking should be located behind the buildings and should not negatively affect the aesthetic value of the streetscape.
- Orientation of vehicular access to Commerce Street with no direct access to neighborhood streets outside of the Springfield CBC;
- Pedestrian, bicycle, and vehicular access improvements to promote multi-modal connectivity, including intersection improvements;
- Community-serving, ground-floor retail use up to 10,000 square feet;
- Mitigation of the impact on parks and recreation per policies contained in Objective 6 of the Park and Recreation section of the Policy Plan and Springfield Planning District standards; and,
- Accommodation of telecommunications antennas and equipment cabinets in the design of the buildings in a way that is compatible with the building’s architecture and conceals the antennas and equipment from surrounding properties and roadways by flush mounting or screening antennas and concealing related equipment behind screen walls or building features.

MODIFY

FIGURES: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Franconia-Springfield Area as amended through 11-17-2008; Springfield Community Business Center, Figure 15, “Springfield Community Business Center, Land Unit Map,” page 62, and Figure 17, “Springfield Community Business Center, Land Unit A Core Area,” page 68 will be revised to indicate the subject property is within Land Unit B.

PLAN MAP: The Comprehensive Plan map will not change.

Mount Vernon Planning District

BRAC# 08-IV-9MV

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District as amended through 8-6-2007; MV-1 Huntington Community Planning Sector, Land Units A, B and T (Huntington Conservation Area), page 94-96:

“In the center of the Huntington Conservation Area on either side of Huntington Avenue is Land Unit T, an area developed with duplexes, garden apartments and local retail uses. This 10-acre area is planned for residential use at 16-20 dwelling units per acre with a retail component of up to 20,000 gross square feet to provide local services to the neighborhood (see Figure 25). Substantial consolidation of parcels is required in order to attain this level of development. To maintain the scale and character of the adjacent residential neighborhood, redevelopment of Land Unit T should:

- Respect a building height limit of three stories on the north side of Huntington Avenue; on the south side of Huntington Avenue, buildings should be within a three-story height as established along Glendale Terrace due to the sloping topography;
- Provide landscaping between the existing residential uses and areas redeveloped with non-residential uses or parking facilities to buffer the residential areas from adverse impacts;
- Encourage the retention and rehabilitation of existing garden apartments on the site; and
- Coordinate building design, massing and open spaces on both sides of Huntington Avenue.

As an option, provided this option is in conformance with the Huntington Conservation Plan, the area bounded by Huntington Avenue, Biscayne Drive, Glendale Terrace and Blaine Drive is planned for transit oriented mixed use with an FAR up to a maximum of 3.0, incorporating approximately 75% residential, 20% office, and 5% retail uses with a significant portion of workforce housing. Building heights adjacent to Huntington Avenue closest to the Metro station should not exceed 120 feet, transitioning to lower building heights toward Glendale Terrace. High rise residential and office buildings along Huntington Avenue should incorporate street level community retail uses and a pedestrian friendly streetscape with convenient sidewalk access to the Metro station.

Buildings along Glendale Terrace limited in height to 40 feet or less should be used as a transition to the adjacent neighborhood. Development along Glendale Terrace should be compatible in scale and architectural treatments to the surrounding residential neighborhood, incorporating sidewalk connections to the Metro and a pedestrian friendly streetscape. To encourage consolidation, portions may seek rezoning without the need for the entire block to be included at one time, provided that the applicant can demonstrate that any unconsolidated parcels would be able to develop in conformance with the Plan. Development within this area should also include the following:

- Creative stormwater management techniques;
- Green building design to meet the criteria for certification as LEED Silver;
- Integration of urban park features within the site; and
- Consistency with the Policy Plan, Parks and Recreation, Objective 6 Policies.”

PLAN MAP: The Comprehensive Plan map will not change.

BRAC# 08-IV-10MV

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District as amended through 8-6-2007; Richmond Highway Corridor Area, Woodlawn Community Business Center, Sub-unit B-1, page 60-61:

“Sub-unit B-1

Sub-unit B-1 is located along the east side of Richmond Highway between Lukens Lane and Cooper Road to Cedar Road and is planned for office and neighborhood-serving retail use up to .35 FAR. Open space should be preserved around the environmental quality corridor surrounding Dogue Creek as shown on the Plan map. Buildings should be oriented toward Richmond Highway tapering down in height toward adjacent residential areas preferably with parking located to the rear which is well-screened and buffered from adjacent residential uses.

As an option, if parcels 110-1 ((17)) 1B, 1A, A1, B1, 2A, 25, and 25A are substantially consolidated, a mixed-use project at an overall intensity up to .50 FAR may be appropriate if the following conditions are met:

- Residential use is a component;

- ~~Consolidation of parcels includes the environmental quality corridor surrounding Dogue Creek which is preserved as open space, but does not require the inclusion of the Cooper Center;~~
- Commercial uses are oriented toward Richmond Highway and residential uses away from Richmond Highway;
- Buildings are designed to meet the criteria for LEED Silver green building certification;
- Dedication of needed right-of-way for planned roadway improvements, including bike lanes and the realignment of Sacramento Drive to Cooper Road, is provided;
- Access is provided at a median break and coordinated with the planned roadway improvements;
- The traffic impact of the proposed development is thoroughly analyzed and mitigated using a Transportation Demand Management (TDM) program that may include shuttle bus service, Metrorail subsidies, and vanpool and carpool matching services;
- Inclusion of urban design elements such as streetscaping, public art, pedestrian plazas, cultural/recreation facilities, landscaped open space, landmarks or building designs which will denote this area as a focal point of the Woodlawn Community Business Center. The urban design recommendations found at the end of this Plan are to be used as a guide;
- Provision of a pedestrian and bicycle circulation system which encourages pedestrian and bicycle traffic within the development, and to adjacent developments;
- Provision of an ~~An~~ efficient internal circulation system ~~provided;~~ and
- ~~Substantial~~ Provision of substantial buffering and screening ~~are provided to adjacent~~ residential and other existing uses.

~~As an alternative to the mixed-use option, Parcels 110-1 ((27)) ALL, 101-3((1))100, 110-1((1)) 2, 51 and 52, may be appropriate for residential use at 4-5 du/ac. If this alternative is exercised, Parcels 110-1 ((27)) ALL 2, which is substantial in size and located west of Dogue Creek, may be has been developed without consolidation with the other parcels under this option. However, full consolidation of the parcels located east of Dogue Creek would be required to exercise this alternative on Parcels 100, 51 and~~

52. Further, if this alternative is exercised on parcels east or west of Dogue Creek, the following conditions should be met:

- Preservation and restoration of the environmental quality corridor surrounding Dogue Creek as open space;
- Dedication of needed right-of-way for planned roadway improvements is provided;
- Access is provided at a median break and coordinated with the planned roadway improvements; and
- An efficient internal circulation system is provided.

Parcels 110-1 ((15))(A) 2 and 3 are currently developed with single-family dwelling units and may be retained as residential uses at 2-3 dwelling units per acre consistent with adjacent residential properties.”

PLAN MAP: The Comprehensive Plan map will not change.

BRAC# 08-IV-11MV

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District as amended through 8-6-2007; Richmond Highway Corridor Area, Woodlawn Community Business Center, Sub-unit B-2, page 61:

Sub-unit B-2

Sub-unit B-2 is located along the east side of Richmond Highway south of Cooper Road. Parcels 109-2((2)) 3, 3A, 4, 4A, 5A; 110-1((17))3, 19 and 19A are planned for neighborhood retail use at .35 FAR. Parcels 110-1((15)) 1, 2, and 3 are planned for neighborhood office use at 0.35 FAR. As an option, parcels 1, 2, 3 may develop as office use up to 0.50 FAR, if full consolidation can be achieved. Access should be oriented to Cooper Road, and substantial buffering should be provided to the adjacent residential uses. Parcels 109-2((2)) 5 and 6A are planned for residential use at 16-20 dwelling units per acre with an option for hotel use. Parking areas are well-screened and buffered from adjacent residential planned uses. Impacts on the adjacent environmental quality corridor are mitigated.

As an option, if parcels 109-2 ((2)) 3A, 3, 4A, 4, 5, 5A, 6A, 19A, 110-1 ((17)) 3, and 19 are substantially consolidated, an office, retail and/or hotel project at an overall intensity of up to .65 FAR may be appropriate if the following conditions are met:

- Uses are oriented toward Richmond Highway and buildings taper down in height toward adjacent residential uses;
- Buildings are designed to meet the criteria for LEED Silver green building certification;
- Dedication of needed right-of-way for planned road improvements, including bike lanes and the realignment of Sacramento Drive to Cooper Road, is provided;
- Mitigation of environmental impacts is provided. The related floodplain and wetland areas should be restored and protected;
- Access is provided at a median break and coordinated with planned roadway improvements;
- Provision of a pedestrian and bicycle circulation system which encourages pedestrian and bicycle traffic within the development, and to adjacent developments;
- Provision of substantial buffering and screening adjacent to residential and other existing uses;
- The traffic impact of the proposed development is thoroughly analyzed and mitigated using a Transportation Demand Management (TDM) program that may include shuttle bus service, Metrorail subsidies, and vanpool and carpool matching services; and
- Inclusion of urban design elements such as streetscaping, public art, pedestrian plazas, cultural/recreation facilities, landscaped open space, landmarks or building designs which will denote this area as a focal point of the Woodlawn Community Business Center. The urban design recommendations found at the end of this Plan are to be used as a guide.”

PLAN MAP: The Comprehensive Plan map will not change.

BRAC# 08-IV-12MV

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District as amended through 8-6-2007; Richmond Highway Corridor Area, Woodlawn Community Business Center, Sub-unit A-3, page 60:

“Sub-unit A-3

Located at the southwest corner of Richmond Highway and Sacramento Drive, Sacramento Center is planned for community-serving retail use with an intensity of up to ~~.35~~ .50 FAR if the following conditions are met:

- Building heights are tapered toward adjacent residential uses;
- Buildings are designed to meet the criteria for LEED Silver green building certification;
- An efficient internal vehicular circulation system is provided to include consolidation of access points away from the existing intersection to the extent possible;
- Dedication of needed rights-of-way for planned roadway improvements, including bike lanes and the realignment of Sacramento Drive to Cooper Road, is provided;
- Provision of a site for a transit station if appropriate for a planned transit project on Richmond Highway;
- Provision of a pedestrian and bicycle circulation system which encourages pedestrian and bicycle traffic within the development, and to adjacent developments;
- Mitigation of environmental impacts is provided. The related floodplain and wetland areas should be restored and protected in accordance with Plan objectives, as well as other applicable guidelines and regulations; and
- Provision of substantial buffering and screening are provided to adjacent residential and other existing uses.

As an option, with full consolidation Sub-unit A-3 may be appropriate for commercial development at an intensity of up to 1.50 FAR if the development includes primarily office, with hotel and/or retail uses, and meets the following additional conditions:

- The traffic impact of the proposed development is thoroughly analyzed and mitigated using a Transportation Demand Management (TDM) program that may include shuttle bus service, Metrorail subsidies, and vanpool and carpool matching services; and
- Inclusion of urban design elements such as streetscaping, public art, pedestrian plazas, cultural/recreation facilities, landscaped open space, landmarks or building designs which will denote this area as a

focal point of the Woodlawn Community Business Center. The urban design recommendations found at the end of this Plan are to be used as a guide.”

PLAN MAP: The Comprehensive Plan map will not change.

BRAC# 08-IV-13MV

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District as amended through 8-6-2007; Richmond Highway Corridor Area, Woodlawn Community Business Center, Sub-unit A-2, page 60:

“Sub-unit A-2

This sub-unit primarily consists of the Woodlawn Shopping Center and other strip commercial uses located on the west side of Richmond Highway south of Woodlawn Court and is planned for community-serving retail use up to .35 FAR. This area presents an opportunity for possible redevelopment. With substantial consolidation, Sub-unit A-2 is planned for primarily office, with hotel and/or retail, mixed-use development including office and/or retail uses up to .50 .70 FAR if the following conditions are met: . Any development proposal should meet the following conditions:

- ~~Consolidation of parcels includes~~ Preservation of the environmental quality corridor surrounding Dogue Creek which is preserved as open space;
- Buildings are designed to meet the criteria for LEED Silver green building certification;
- Building heights are tapered down toward adjacent residential uses;
- Dedication of needed rights-of-way for planned roadway improvements, including bike lanes and the realignment of Sacramento Drive to Cooper Road, are provided;
- Access points are consolidated and an efficient internal circulation system is provided;
- ~~Substantial~~ Provision of substantial buffering and screening are provided to adjacent to residential and other existing uses;

- Provision of a pedestrian and bicycle circulation system which encourages pedestrian and bicycle traffic within the development, and adjacent developments;
- The traffic impact of the proposed development is thoroughly analyzed and mitigated using a Transportation Demand Management (TDM) program that may include shuttle bus service, Metrorail subsidies, and vanpool and carpool matching services; and
- ~~Retention of existing basic commercial uses currently located in the Woodlawn Plaza Center is encouraged; and~~
- Inclusion of urban design elements, such as streetscaping, public art, pedestrian plazas, cultural/recreation facilities, landscaped open space, landmarks or building designs which will denote this area as a focal point of the Woodlawn Community Business Center. The urban design recommendations found at the end of this Plan are used as a guide.”

PLAN MAP: The Comprehensive Plan map will not change.

Springfield Planning District

BRAC# 08-IV-11FS (PART)

(See also Franconia-Springfield Planning District adopted text)

DELETE: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Springfield Planning District as amended through 7-21-2008; S2-Crestwood Community Planning Sector, page 35, Land Use, recommendation #4:

~~“4. The Springfield Garden Apartments, located along Cumberland Avenue and Commerce Street, are planned for residential use at 16-20 dwelling units per acre and should be preserved as a transitional use between the single family residential area and the Springfield CBC.”~~

Note: Subsequent recommendations within the Crestwood Planning Sector Plan text will be renumbered.

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Springfield Planning District as amended through 7-21-2008; S2-Crestwood Community Planning Sector, Figure 14, “Land Use Recommendations, General Locator Map,” page 34, to delete recommendation #4 from figure.

PLAN MAP: The Comprehensive Plan map will not change.