Amendment No. 2007-16

APR
Area Plans Review

2008 BRAC
Area Plans Review

Summary of Adopted Amendments

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

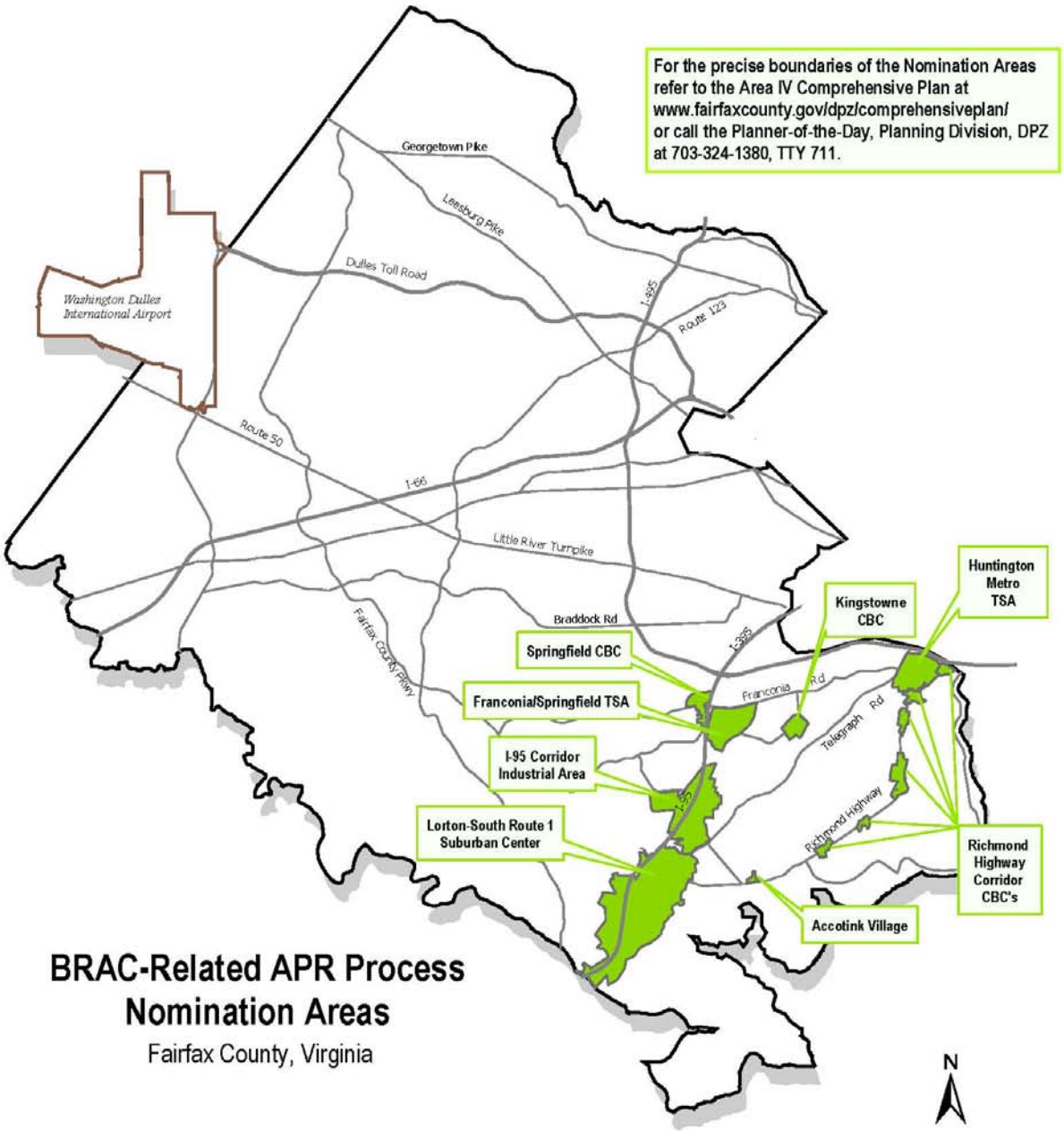
*This document contains amendments to the **Comprehensive Plan for Fairfax County, Virginia** adopted by the Board of Supervisors on August 3, 2009, for 2008 BRAC APR items which required VDOT 527 review. This summary is to be used in conjunction with the 2007 Edition of the Comprehensive Plan.*

Nominations from the 2008 BRAC APR which did not require VDOT 527 review were heard by the Planning Commission on November 5, 2008 (Mark-up on December 10, 2008), and by the Board of Supervisors on January 26, 2009. Adopted items were published in a separate document dated March 2009, which is available from the Department of Planning and Zoning, Suite 730, 12055 Government Center Parkway, Fairfax, Virginia, 22035.

DEPARTMENT OF PLANNING & ZONING

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

September 2009



BRAC-Related APR Process Nomination Areas

Fairfax County, Virginia

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Steve McGregor, *Planner II*

2008 BRAC APR

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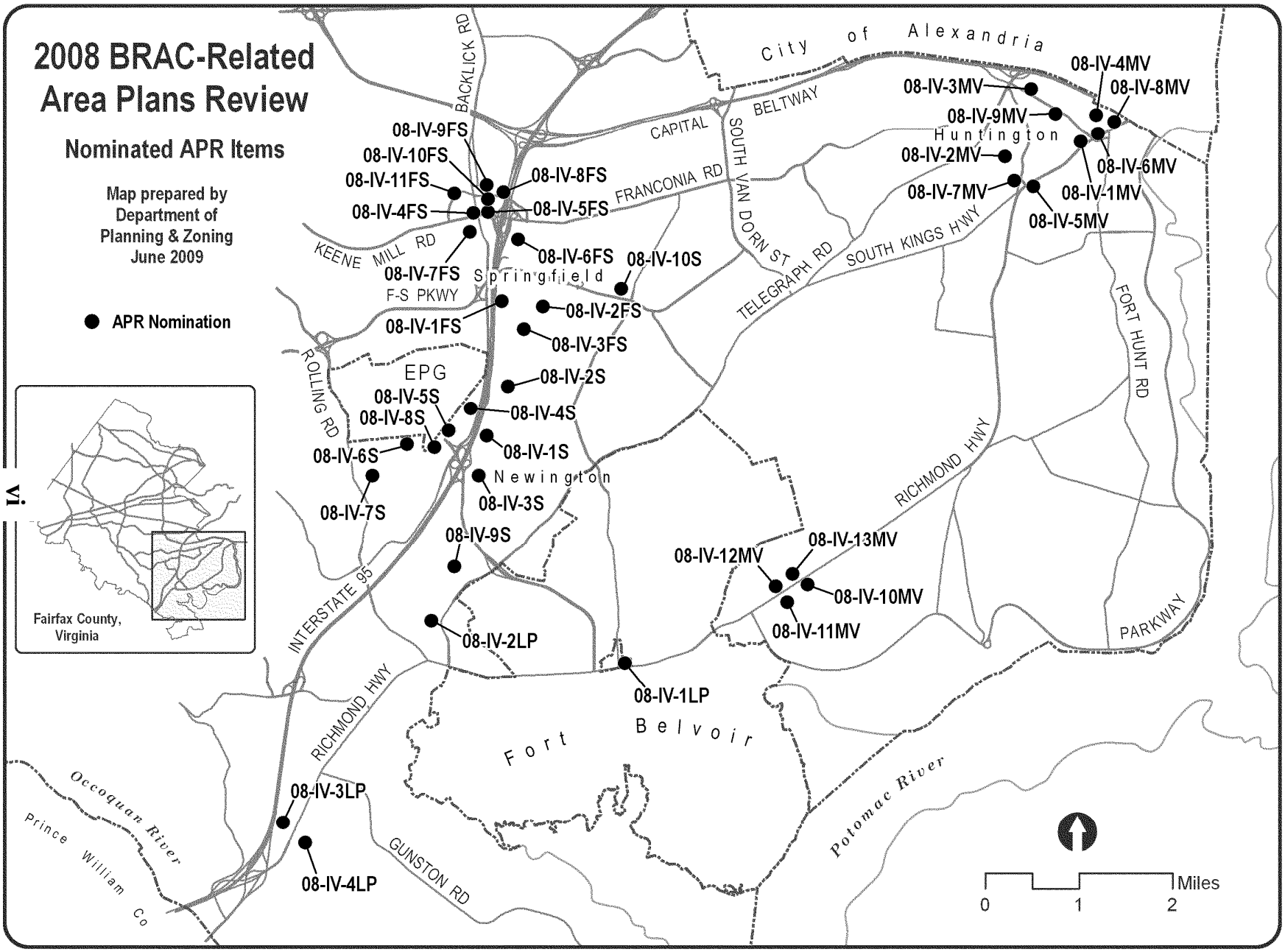
SUMMARY OF
2008 BASE REALIGNMENT AND CLOSURE (BRAC)
AREA PLANS REVIEW NOMINATIONS

The Summary of Area Plans Review Nominations provides information for each nomination considered as part of the 2008 BRAC Area Plans Review process. The summary is organized by Planning Districts.

The recommendations of the Fairfax County Planning Commission are reflected under the column titled “PC Action” and the actions of the Fairfax County Board of Supervisors are reflected under the column titled “BOS Action.”

For detailed information on any item listed in the summary, contact the Planning Division of the Department of Planning and Zoning at (703) 324-1380.


2008 BRAC-Related Area Plans Review
Nominated APR Items
Map prepared by Department of Planning & Zoning June 2009
APR Nomination
Fairfax County, Virginia
City of Alexandria
Huntington
Springfield
EPG
Newington
Fort Belvoir
Prince William Co
Occoquan River
Potomac River
BACKLICK RD
CAPITAL BELTWAY
SOUTH VAN DORN ST
FRANCONIA RD
KEENE MILL RD
F-S PKWY
TELEGRAPH RD
SOUTH KINGS HWY
FORT HUNT RD
ROLLING RD
RICHMOND HWY
INTERSTATE 95
GUNSTON RD
PARKWAY
08-IV-1FS
08-IV-2FS
08-IV-3FS
08-IV-4FS
08-IV-5FS
08-IV-6FS
08-IV-7FS
08-IV-8FS
08-IV-9FS
08-IV-10FS
08-IV-11FS
08-IV-10S
08-IV-1S
08-IV-2S
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08-IV-4S
08-IV-5S
08-IV-6S
08-IV-7S
08-IV-8S
08-IV-9S
08-IV-1LP
08-IV-2LP
08-IV-3LP
08-IV-4LP
08-IV-1MV
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08-IV-3MV
08-IV-4MV
08-IV-5MV
08-IV-6MV
08-IV-7MV
08-IV-8MV
08-IV-9MV
08-IV-10MV
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08-IV-12MV
08-IV-13MV
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2
Miles

2008 BRAC APR Nomination Summary

Franconia-Springfield Area (Area IV)

APR#	Supvsr 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 (Adopted)	Lee	Lynne J. Stroebel, Agent for (Sansaba Land and Livestock, LL)	E of Loisdale Rd and I-95, S of the GSA Warehouse site, N of 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.	6/24/2009	Adopt Staff alternative to add an option for office use up to .50 FAR.	8/3/2009	Adopt nomination as recommended by the PC: Add an option for office use up to .50 FAR.
BRAC# 08-IV-2FS (Adopted)	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.	6/24/2009	Adopt Staff alt. to add an option for office and support services up to 2.0 FAR, with conditions including ped amenities and extension of Frontier Dr. Add conditions to address TDM, shuttle bus, road fund, telecoms equipment, and height limit.	8/3/2009	Adopt Planning Commission recommendation to add an option for office and support services up to 2.0 FAR, with conditions including ped amenities and extension of Frontier Dr. Add conditions to address TDM, shuttle bus, road fund, telecoms equipment, and height limit.
BRAC# 08-IV-3FS (Withdrawn before deadline)	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 (Adopted)	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.	6/24/2009	Adopt staff alternative for hotel use up to 1.5 FAR with modification to address participation in and contribution to road improvements, transit, telecommunications facilities, and parks and recreation impact.	8/3/2009	Adopt PC Alternative for hotel use up to 1.5 FAR and conditions regarding participation in and contribution to road improvements, transit, telecommunications facilities, and parks and recreation impact.

Franconia-Springfield Area (Area IV)

(continued)

APR#	Supvsr 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-5FS (Deferred to Springfield Connectivity Plan amendment S09-IV-FS1)	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	Core area of Land Unit A; Land Unit A planned for office, residential, retail, hotel mixed use up to 1.1 FAR overall.	Mixed use up to 3.0 FAR with an option of 4.0 FAR pursuant to adoption of appropriate zoning classification.	6/24/2009	Deferred to Springfield Connectivity Plan amendment (S09-IV-FS1).	6/1/2009	Deferred to Springfield Connectivity Plan amendment. (S09-IV-FS1).
BRAC# 08-IV-6FS (Denied)	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.	10/30/2008	Retain Plan.	11/17/2009	Retain Plan.
BRAC# 08-IV-7FS (Deferred to Springfield Connectivity Plan amendment S09-IV-FS1)	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.	6/24/2009	Deferred to Springfield Connectivity Plan amendment (S09-IV-FS1).	6/1/2009	Deferred to Springfield Connectivity Plan amendment. (S09-IV-FS1).
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	Adopt staff alternative for office and retail up to 2.0 FAR on Tax Map Parcel 80-4 ((1)) 5C2 with conditions and expansion of core area, modified to address parks impact and telecom facilities.	1/26/2009	Adopt PC alternative for office and retail up to 2.0 FAR on Tax Map Parcel 80-4 ((1)) 5C2 with conditions.

2008 BRAC APR Nomination Summary

Franconia-Springfield Area (Area IV)

(continued)

APR#	Supvsr 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-9FS (Deferred to Springfield Connectivity Plan amendment S09-IV-FS1)	Lee	David R. Gill on behalf of Washington Real Estate Investment Trust (McGuireWoods LLP)	N of Commerce St; E of Backlick Rd; W of Brandon Ave.	80-4((1))3; 80-4((6))1,2,4A, 4D1,4D3,4D4,4D5, 4E1,A; 80-4((10))(1)All; 80-4((10))(2)All	14.24	Mixed-use as part of non-core area in Land Unit A of Springfield CBC.	Residential mixed-use up to 1.6 to 2.0 FAR with Land Unit A to remain as up to 1.1 FAR overall; core area expansion.	6/24/2009	Deferred to Springfield Connectivity Plan amendment (S09-IV-FS1).	6/1/2009	Deferred to Springfield Connectivity Plan amendment. (S09-IV-FS1).
BRAC# 08-IV-10FS (Withdrawn before deadline)	Lee	David R. Gill (McGuireWoods 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,9,9 A,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	Office, residential, retail, hotel mixed use up to 1.1 FAR overall to include up to 800 units.	Increase maximum residential units to 1,875 with 1000-1300 located in core area, 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), on behalf of Sixth Carr Limited Partnership, John E. Cowles	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 du/ac.	Residential use at 40-50 du/ac with ground-floor retail use up to 10,000 square feet.	12/10/2008	Adopt staff alternative for residential up to 45 du/ac and retail, other conditions, and editorial update, modified to make option, not replacement and address parks impact and telecom facilities.	1/26/2009	Adopt PC alternative for residential up to 45 du/ac , retail, and other conditions, modified to add land unit boundary shift.

2008 BRAC APR Nomination Summary

Lower Potomac (Area IV)
Planning District

APR#	Supvsr 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.	On Richmond Hwy E of Fairfax County Pkwy and along Backlick Rd.	109-1((1))29-32, 35-42	5.76	Planned to maintain current uses and densities/intensities including neighborhood serving commercial for 109-1 ((1))3,11,12,32,40. Residential 5-8 du/ac for 109-1((1))35, 36, 37,38,39. Residential 12-16 du/ac for 109-1 ((1))1,2,8,9,10,31,41, 42. Parcels 8,9,10 may redevelop at 16-20 du/ac provided certain conditions are met.	Add option for mixed use up to 1.2 FAR provided substantial parcel consolidation occurs in either of 2 scenarios: Scenario 1) Hotel (70%)/Retail (20%), Office (10%); Scenario 2) Office (80%), Retail (20%).	2/26/2009	Accepted withdrawal.	NA	NA
BRAC# 08-IV-2LP (Withdrawn)	Mount Vernon	David R. Gill on behalf of WRIT NVIP, LLC (McGuireWoods 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, 1K,1M,1N,2A,3C, 3D; 108-1((10))All	69.37	Industrial use up to .35 FAR.	Non-residential mixed-use consisting of office, industrial/flex space, hotel, retail, and civic/ institutional uses up to .8 FAR.	6/17/2009	Accepted withdrawal.	NA	NA
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 St	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.	10/22/2008	Accepted withdrawal.	NA	NA

2008 BRAC APR Nomination Summary

Lower Potomac (Area IV)

Planning District

(continued)

APR#	Supvsr 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-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 St.	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 2.5FAR.	10/22/2008	Accepted withdrawal.	NA	NA

2008 BRAC APR Nomination Summary

Mount Vernon (Area IV)

Planning District

APR#	Supvsr 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 (Denied)	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 that includes existing multifamily development, office, ground floor retail, hotel and high-rise residential over structured parking with an overall FAR of 2.95.	7/15/2009	Retain Plan.	NA	NA
BRAC# 08-IV-2MV (Withdrawn)	Lee	Lynne J. Strobel, Agent for TWG Huntington LLC & Ivy Hunting LLC (Walsh Colucci Lubeley Emrich & Walsh, PC)	On Fairhaven Ave to the E of Telegraph Rd, W of North Kings Hwy, 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.	10/16/2008	Accepted withdrawal.	NA	NA
BRAC# 08-IV-3MV (Adopted)	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.	6/17/2009	Adopt the Staff alternative for mixed use at 2.0 to 3.0 FAR. Expand TDA boundary to include subject property. Add condition to screen telecom equipment.	8/3/2009	Adopt the PC Recommendation for mixed use at 2.0 to 3.0 FAR. Expand TDA boundary to include subject property.

2008 BRAC APR Nomination Summary

Mount Vernon (Area IV)

Planning District

(continued)

APR#	Supvsr 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-4MV (Deferred indefinitely)	Mount Vernon	Inda Stagg for AIMCO Riverside Park LLC (Walsh, Colucci, Lubeley, Emrich & Walsh, PC)	W of Richmond Hwy, N of Huntington Ave, E 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 .5 FAR. Option for mixed use development up to 1.0 FAR under certain conditions. Alternative option for residential up to 30 du/ac to be compatible w/surrounding high rises provided certain conditions are met.	Mixed use up to 1.65 FAR residential and retail that integrates the existing development and adds 602 new dwelling units at a density of up to 65 du/ac in low to high rise structures with first floor retail/ restaurant uses at a minimum of 35,000 square feet.	7/15/2009	Deferred indefinitely.	NA	NA
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 .50 FAR with max. building height of 50 feet for parcels fronting Richmond Hwy between Quander Rd and Shields Ave. 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.	11/5/2008	Accepted withdrawal.	NA	NA

2008 BRAC APR Nomination Summary

Mount Vernon (Area IV)

Planning District

(continued)

APR#	Supvsr 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-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	Consolidation is encouraged. Should be redeveloped w/neighborhood serving retail up to .25 FAR. Building orientation to Richmond Highway, access to Old Richmond Highway. Option to consolidate subunit A-2 with subunit A-1 in a unified mixed use development up to 1.0 FAR. Access should be from Richmond Highway. Must meet same conditions for subunit A-1.	Consolidate of subunits A-2 and A-1 in unified mixed-use development up to 2.0 FAR. Meet same conditions as subunit A-1. Access from Richmond Highway. Office (92%), Retail (8%).	11/20/2008	Accepted withdrawal.	NA	NA
BRAC# 08-IV-7MV (Denied)	Lee	Robert A. Wiles, President (Robt. A. Wiles and Company, Inc.)	S of School St, W of North Kings Hwy, N of Poag St	83-3((4))A; 83-3((11))All	3.38	Parcel 83-3 ((11)) 6 is planned for 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 Plan.	NA	NA

2008 BRAC APR Nomination Summary

Mount Vernon (Area IV)

Planning District

(continued)

APR#	Supvsr 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	Planned for retail, office and/or residential uses up to .5 FAR. Option for mixed use development up to 1.0 FAR if specific conditions are met. Option for development of subunit A-1 for residential use up to 30 du/ac to be compatible with surrounding high-rise residential units. See subunits A-2 and B-2 for additional options.	Option for mixed use office (92%) development with ground level retail (8%) uses up to 2.0 FAR may be considered if specific conditions are met.	11/20/2008	Accepted withdrawal.	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 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 option for mixed use up to 3.0 FAR with residential, office and retail uses. Max height of 120 feet along Huntington Ave, and 40 feet along Glendale Tr.	1/26/2009	Adopt the PC alternative to add option for mixed use up to 3.0 FAR with residential, office and retail uses. Max height of 120 feet along Huntington Ave, and 40 feet along Glendale Terrace. Mix of uses approximately 75% residential, 20% office, and 5% retail. Design buildings to meet LEED Silver green building.

2008 BRAC APR Nomination Summary

Mount Vernon (Area IV)

Planning District

(continued)

APR#	Supvsr 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 Staff alternative for mixed use up to .50 FAR on parcels 110-1 ((17))1B, 1A, A1, B1, 2A, 25A, and 25 and keep residential as a component. Residential use at 2-3 du/ac for parcels 110-1 ((15))(A) 2 and 3. Add conditions to address TDM, road realignment and urban design. Add condition for bike lanes and facilities.	1/26/2009	Adopt the PC alternative for mixed use up to .50 FAR on parcels 110-1 ((17))1B, 1A, A1, B1, 2A, 25A, and 25 and keep residential as a component. Residential use at 2-3 du/ac for parcels 110-1 ((15))(A) 2 and 3. Add conditions to address TDM, road realignment, urban design, bike lanes and facilities. Design buildings to meet LEED Silver green building criteria
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 Staff alternative to add option for mixed use up to .65 FAR with office, retail and/or hotel uses, with conditions.	1/26/2009	Adopt the PC alternative to add option for mixed use up to .65 FAR with office, retail and/or hotel uses with conditions. Design buildings to meet LEED Silver green building criteria.

2008 BRAC APR Nomination Summary

Mount Vernon (Area IV)

Planning District

(continued)

APR#	Supvsr 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-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	Approve Staff alternative for retail use up to .50 FAR, with option for mixed use up to 1.5 FAR with office, retail and hotel uses, with additional conditions. Add condition for bike lanes and facilities.	1/26/2009	Adopt PC alt for retail use up to .50 FAR, with option for mixed use up to 1.5 FAR with office, retail and hotel uses, with additional conditions. Design buildings to meet LEED Silver green building criteria
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	Approve Staff alternative to add an option for mixed use up to .70 FAR with office, retail and hotel uses, with conditions. Add condition for bike lanes and facilities.	1/26/2008	Approve PC alt to add an option for mixed use up to .70 FAR with office, retail and hotel uses, with conditions. Design buildings to meet LEED Silver green building criteria.

2008 BRAC APR Nomination Summary

Springfield (Area IV)
Planning District

APR#	Supvsr 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, ST09-IV-S1)	Lee	Lynne J. Stroebel, Agent for (Schaeffer Industrial, LTD)	W of CSX RR, N Newington Rd , E of Loisdale Rd	99-2((1))7	11.30	Industrial 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 Loisdale Rd, W CSX RR.	90-4((1))4,5,6A, 6B,7	105.22	Industrial 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 (90% office, 10% retail).	10/16/2008	Accepted withdrawal.	NA	NA
BRAC# 08-IV-3S (Deferred – Loisdale Rd Special Study, ST09-IV-S1)	Lee	Bruce R. Smith	W of CSX RR, E of Loisdale Rd, N or Newington Rd	99-2((1))7A,8	24.47	Industrial up to .35 FAR.	Retail, office, and hotel up to 2.0 FAR (50% retail, 30% office, 20% hotel).	To be determined	Defer to Loisdale Road special study ST09-IV-S1.	To be determined	NA
BRAC# 08-IV-4S (Denied)	Lee	Robert J. Makheja	W of I-95 off of Backlick Rd	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.	7/15/2009	Retain Plan.	NA	NA
BRAC# 08-IV-5S (Denied)	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.	7/15/2009	Retain Plan.	NA	NA
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	Continued industrial use up to .50 FAR is planned for this area.	Parcels are planned for industrial uses at .50 FAR. As an option, the properties may be appropriate for office and retail uses up to 1.2 FAR.	3/2/2009	Accepted withdrawal.	NA	NA

2008 BRAC APR Nomination Summary

Springfield (Area IV)
Planning District
(continued)

APR#	Supvsr 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-7S (Withdrawn before deadline)	Mount Vernon	Lynne J. Strobel, Agent for Boston Properties, LP (Walsh Colucci Lubeley Emrich & Walsh PC)	Located west 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	The land unit is planned for industrial use up to .50 FAR.	Industrial uses in accordance with existing zoning with an option for commercial development comprised of office and/or hotel uses and support services up to a 2.0 FAR.	NA	NA	NA	NA
BRAC# 08-IV-8S (Denied)	Lee	William B. Lawson, Jr., Attorney/Agent (Lawson Tarter & Charvet, PC)	E of I-95, E of Fullerton Rd, S of Fairfax County Pkwy	99-1((1))12; 99-1((5))11A,12A	6.30	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.	7/15/2009	Retain Plan.	NA	NA
BRAC# 08-IV-9S (Adopted)	Mount Vernon	David R. Gill on behalf of Scannell Properties (McGuireWoods LLP)	W of Backlick Rd, N of Telegraph Rd, S 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, ~30 acres. Remainder of the subject property planned for public parks, private recreation, and private open space.	Option for office and industrial use up to .20 FAR on 56 acres.	6/17/2009	Option for office and industrial use up to .20 FAR on 56 acres with TF and staff conditions, and additional conditions related to an active recreation facility, access via Cinder Bed Road, and outdoor storage use if approved by the community.	8/3/2009	Option for office and industrial use up to .20 FAR, with modifications to the Plan text recommended by the Planning Commission: addition of "including but not limited to the Newington Civic Association," removal of "Springfield Planning District deficiencies", "lighted" and "within the same Planning District".

2008 BRAC APR Nomination Summary

Springfield (Area IV)
Planning District
(continued)

APR#	Supvsr 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-10S (Adopted)	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.	Office or office and hotel at 1.5 FAR.	6/24/2009	Option for office or office and hotel up to 1.5 FAR with TF and staff conditions, with additional conditions related to LEED silver green building certification and contributions to a road fund.	8/3/2009	Adopt PC alternative for an option for office or office and hotel use up to 1.5 FAR with conditions.

XX

Franconia-Springfield Area

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline and deleted text shown with ~~strikethrough.~~

BRAC# 08-IV-1FS and BRAC# 08-IV-2FS

(Double underline indicates revisions made by BRAC# 08-IV-1FS)

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Franconia-Springfield Area, as amended through 1-26-09; Franconia-Springfield Transit Station Area, Sub-Unit D-2, page 55:

"Sub-unit D-2 is planned for light industrial use up to .35 FAR. As an option, biotech/research and development uses up to .50 FAR may be appropriate to complement the VNCC/INOVA medical center. For parcels 90-2((1)) 57E, 57F, 57G, and 57H, office use up to .50 FAR may also be considered. Any development under this option must demonstrate that it will generate less peak hour traffic than the planned baseline use to minimize traffic generation in an area with limited transportation capacity. Development should provide a landscaped buffer of at least 75 feet in width along the Loisdale Estates subdivision boundary.

As an option, parcels 90-2 ((1)) 58D and 90-4((1)) 11B are planned for office use up to 2.0 FAR, with support retail use. Redevelopment should include, at a minimum, the following elements:

- Accommodation of the extension of Frontier Drive to Springfield Center Drive and contributions to offsite improvements to Loisdale Road;
- Provision of a grid street system that accommodates walking within the site and to the Joe Alexander Transportation Center;
- Implementation of an effective transportation demand management (TDM) program to reduce auto travel to the area;
- Provision of shuttle service to the Joe Alexander Transportation Center and/or other destinations in the nearby area until such time that a circulator, described in Land Unit B of the Franconia-Springfield Transit Station Area, is operational. At such time, redevelopment should participate in the circulator's management and operation. Options for development are feasible only if the private sector contributes a proportional share of

transportation improvements (road fund) and/or funding to meet the transportation needs of the area;

- Provision of structured parking;

- Provision of high-quality architecture and pedestrian focused site design, which should include street oriented building forms, a maximum building height of 150 feet, and mitigation of visual impacts of structured parking;

- Buildings 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;

- Provision of integrated pedestrian and bicycle systems with features such as covered and secure bicycle storage facilities, walkways, trails and sidewalks, amenities such as street trees, benches, bus shelters, and adequate lighting;

- Provision of environmental elements into the design, including buildings designed to meet the criteria for LEED Silver green building certification;

- Provision of on-site recreational amenities for employees;

- Mitigation of the impacts on parks and recreation per policies contained in Objective 6 of the Parks and Recreation section of the Policy Plan; and

- Adherence to the adopted Transit Oriented Development Guidelines contained in Appendix 11 of the Land Use section of the Policy Plan."

PLAN MAP: The Comprehensive Plan map will not change.

BRAC# 08-IV-4FS

MODIFY: Fairfax County Comprehensive Plan, Area IV, 2007 Edition, Franconia-Springfield Area, as amended through 1-26-2009; Springfield Community Business Center, Land Use Recommendations, Land Unit C, page 71:

"**Land Unit C**

Land Unit C is located west of Amherst Avenue, north of Old Keene Mill Road and south and east of Bland Street. The land unit is planned for office use with support retail up to 0.50 FAR with substantial parcel consolidation. High-quality architecture, landscape design, and pedestrian amenities should be

provided. Shared parking is encouraged and should be shielded from view within the site. As discussed in the Transportation section and depicted on Figure 18, a commuter parking facility is planned in the area adjacent to Amherst Avenue and Old Keene Mill Road. The facility will complement a commuter staging area for car pool formation and bus/van service located on the south side of Old Keene Mill Road.

As an option, Tax Map Parcels 80-4 ((9)) 4, 5 and 6 may be appropriate for hotel use up to 110,000 square feet. Access should be provided from Bland Street and an inter-parcel access should be provided to the parcel to the west (Tax Map Parcel 80-3 ((1)) 9). Redevelopment should be considered for this intensity only if enhanced streetscape amenities that create a focal point and gateway to the CBC are provided. In addition, redevelopment is encouraged to meet the development criteria for Land Unit A, recognizing that a hotel use may not have display windows or ground-floor retail use. The effects of impervious surface should be offset through mitigation measures, which may include the installation of rooftop vegetation and/or rain gardens. The impacts on parks and recreation should be mitigated through policies contained in Objective 6 of the Parks and Recreation section of the Policy Plan. Buildings 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. Flush mounting or screening antennas and concealing related equipment behind screen walls or building features would accomplish this goal. Redevelopment also should accommodate, to the extent possible, and contribute to a pedestrian bridge that would facilitate the safe crossing of Old Keene Mill Road for transit users. Redevelopment should provide shuttle service to the Joe Alexander Transportation Center and/or other destinations in the nearby area until such time that a circulator, described in Land Unit B of the Franconia-Springfield Transit Station Area, is operational. At such time, redevelopment should participate in the circulator's management and operation. Finally, options for development are feasible only if the private sector contributes a proportional share of transportation improvements (road fund) and/or funding to meet the transportation needs of the area."

PLAN MAP: The Comprehensive Plan map will not change.

Mount Vernon Planning District

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline and deleted text shown with ~~strikethrough.~~

BRAC# 08-IV-3MV

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District as amended through 1-26-09; MV-1 Huntington Community Planning Sector, Land Units G, H, I, J, and K, page 100:

"**Land Units G, H, I, J, and K (Telegraph Road/North Kings Highway/ Huntington Avenue Area)**

This area is comprised of land units that lie generally to the south and east of the intersection of Telegraph Road and North Kings Highway (Land Units G, H, I, J, and K). The major land uses in this area are highway-oriented retail uses and stable residential subdivisions.

Land Unit G is a triangle of land that is bounded by Huntington Avenue, Cameron Run and the Metrorail guideway. It is developed with office and industrial uses and, except as noted below, is planned for redevelopment to office use with an FAR up to .30 and a maximum height of 40 feet. This reflects the majority of current development in this land unit. The uses on Parcel 45 are currently industrial uses. A significant portion of this lot may be acquired for right-of-way for planned roadway and interchange improvements to the Telegraph Road/North Kings Highway/Huntington Avenue intersections. If any publicly owned land remains after the interchange is built, it should be retained as public open space.

Parcel 83-1 ((1)) 34C falls within the Transit Development Area. This parcel is planned for a mixture of residential, office and restaurant/retail uses at 2.0 to 3.0 FAR, and a maximum height of 165 feet. The residential component should be limited to approximately one-half of the total development. Redevelopment of the site should include, at a minimum, the following elements:

- Provision of high-quality architecture and pedestrian focused site design, which should include street oriented building forms and mitigation of visual impacts of structured parking;
- Provision of on-site affordable and workforce housing;
- Restoration and revegetation of the Resource Protection Area;

- Integration of an urban park as a wayside area along the planned Cameron Run Trail;

- Provision of integrated pedestrian and bicycle systems with features such as covered and secure bicycle storage facilities, walkways, trails and sidewalks, amenities such as street trees, benches, bus shelters, and adequate lighting;

- Provision of environmental elements into the design, including buildings designed to meet the criteria for LEED Silver green building certification;

- Buildings 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;

- The impact on parks and recreation should be mitigated per policies contained in Objective 6 of the Parks and Recreation section of the Policy Plan; and

- Adherence to the adopted Transit Oriented Development Guidelines contained in Appendix 11 of the Land Use section of the Policy Plan.

Land Unit H contains highway-oriented retail use located at the intersections of Telegraph Road with North Kings Highway and Huntington Avenue. . . ."

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District as amended through 1-26-09; MV-1 Huntington Community Planning Sector, Transit Development Area Conditions and Recommendations, page 90, 94:

"The maximum level of development for the Transit Development Area is the following:

- 1,050,000 ~~650,000~~gross square feet of office space;

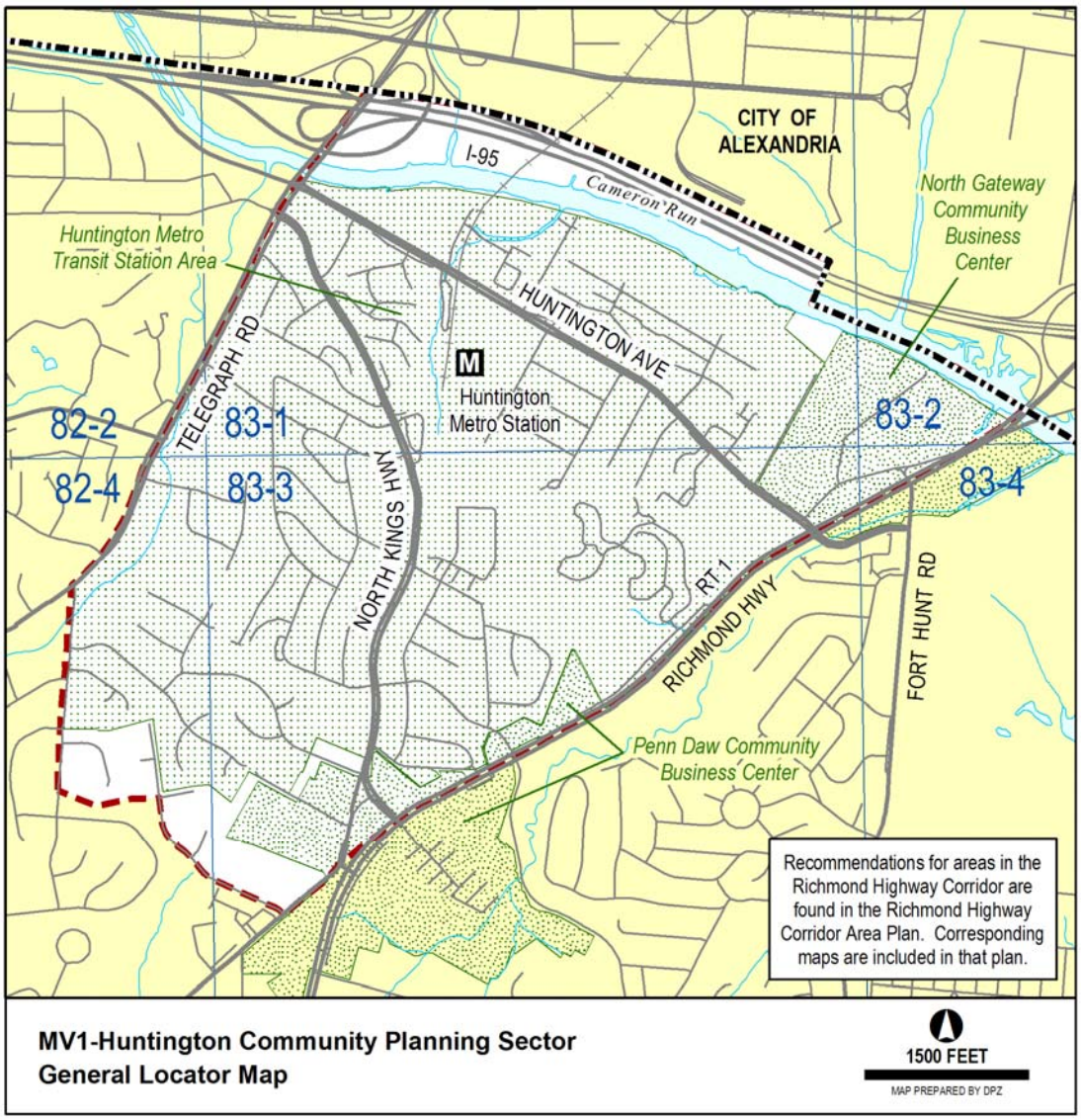
- 142,000 ~~117,000~~ gross square feet of retail space;

- 1,214 ~~845~~ dwelling units; and

- 200-room hotel with conference facilities or an additional 250 dwelling units."

MODIFY FIGURES: Plan Figures 21-26, and 31 will be modified to reflect the expanded Transit Development Area. A new Figure 21 will be inserted to include a General Locator Map of the entire Planning Sector. Figures will be renumbered as necessary.

New Figure, #21, "MV-1 Huntington Community Planning Sector, Land Use Recommendations, General Locator Map:"



NEW FIGURE 21

Revised Figure #21, now #22, "MV1 – Huntington Transit Station Area:"

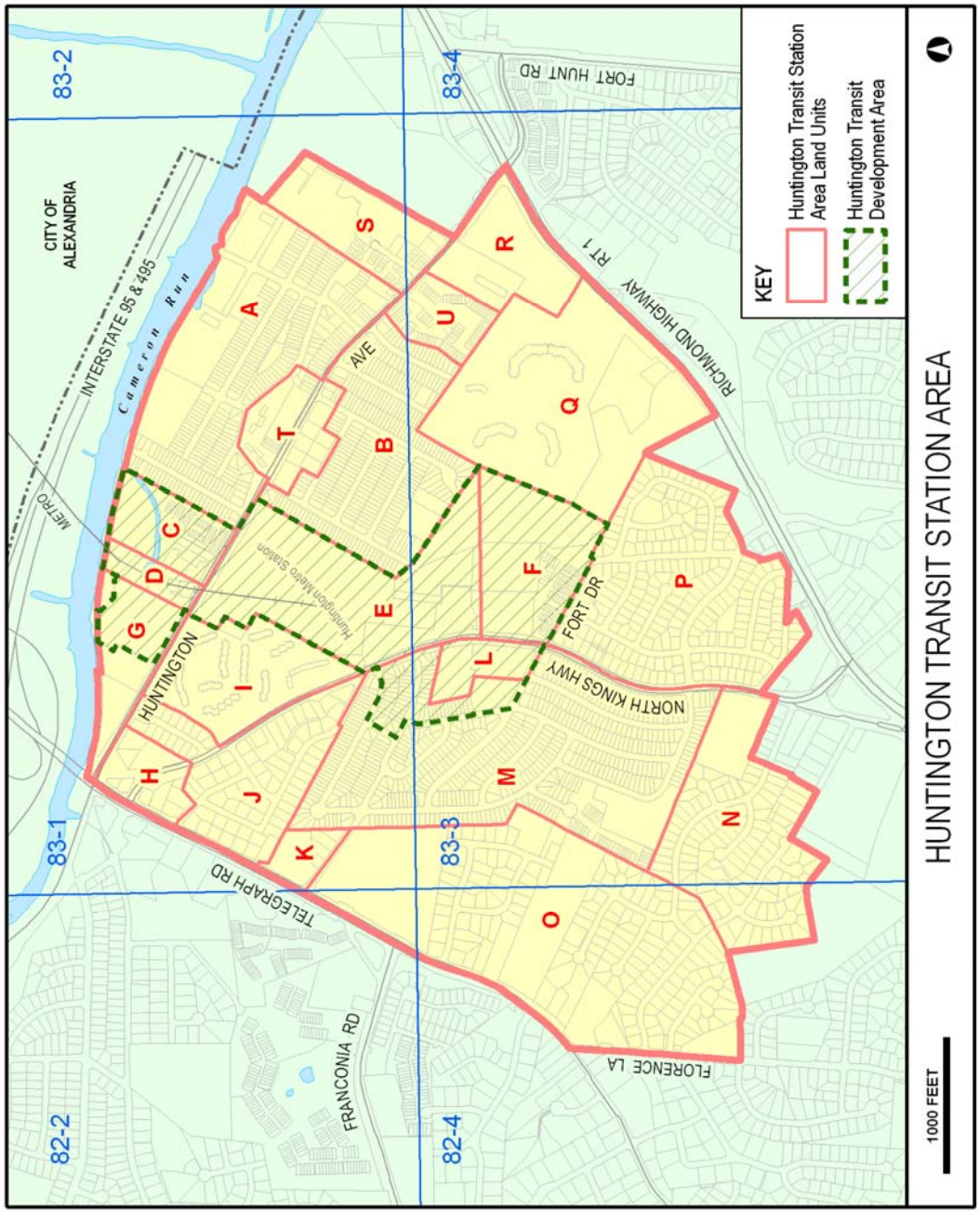
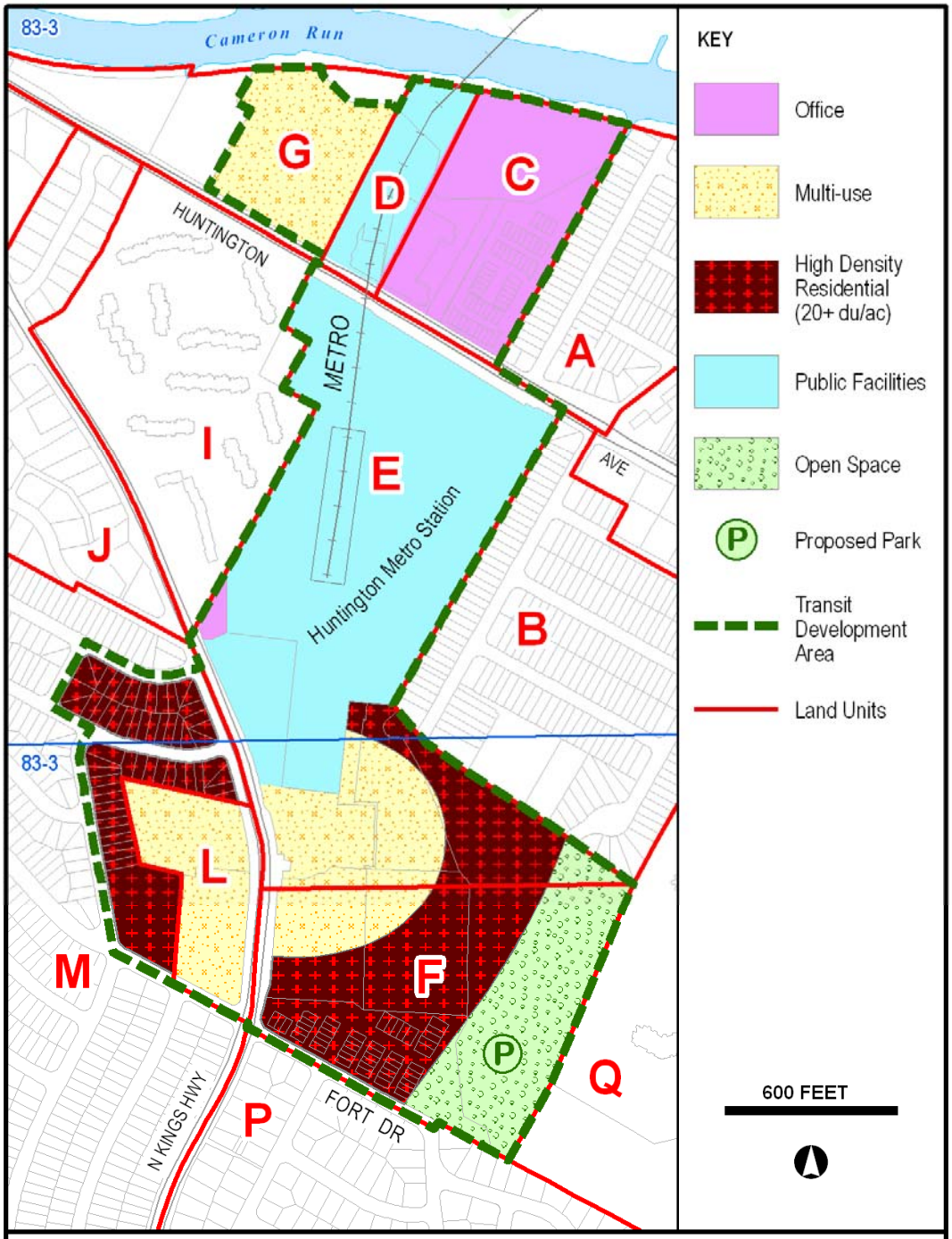


FIGURE ~~21~~ 22

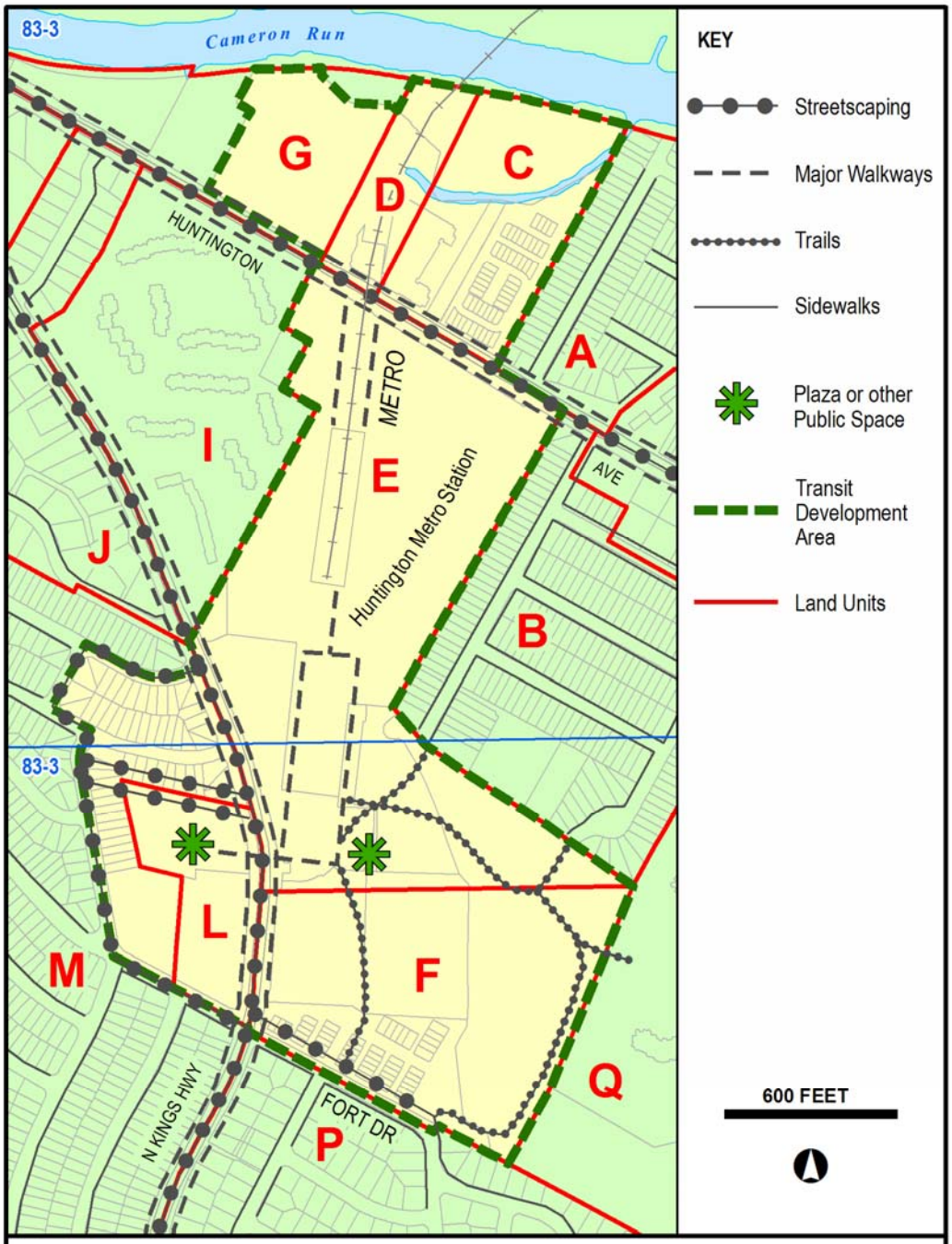
Revised Figure #22, now #23, "Huntington Transit Development Area, Recommended Land Use Plan:"



HUNTINGTON TRANSIT DEVELOPMENT AREA
RECOMMENDED LAND USE PLAN

FIGURE ~~22~~ 23

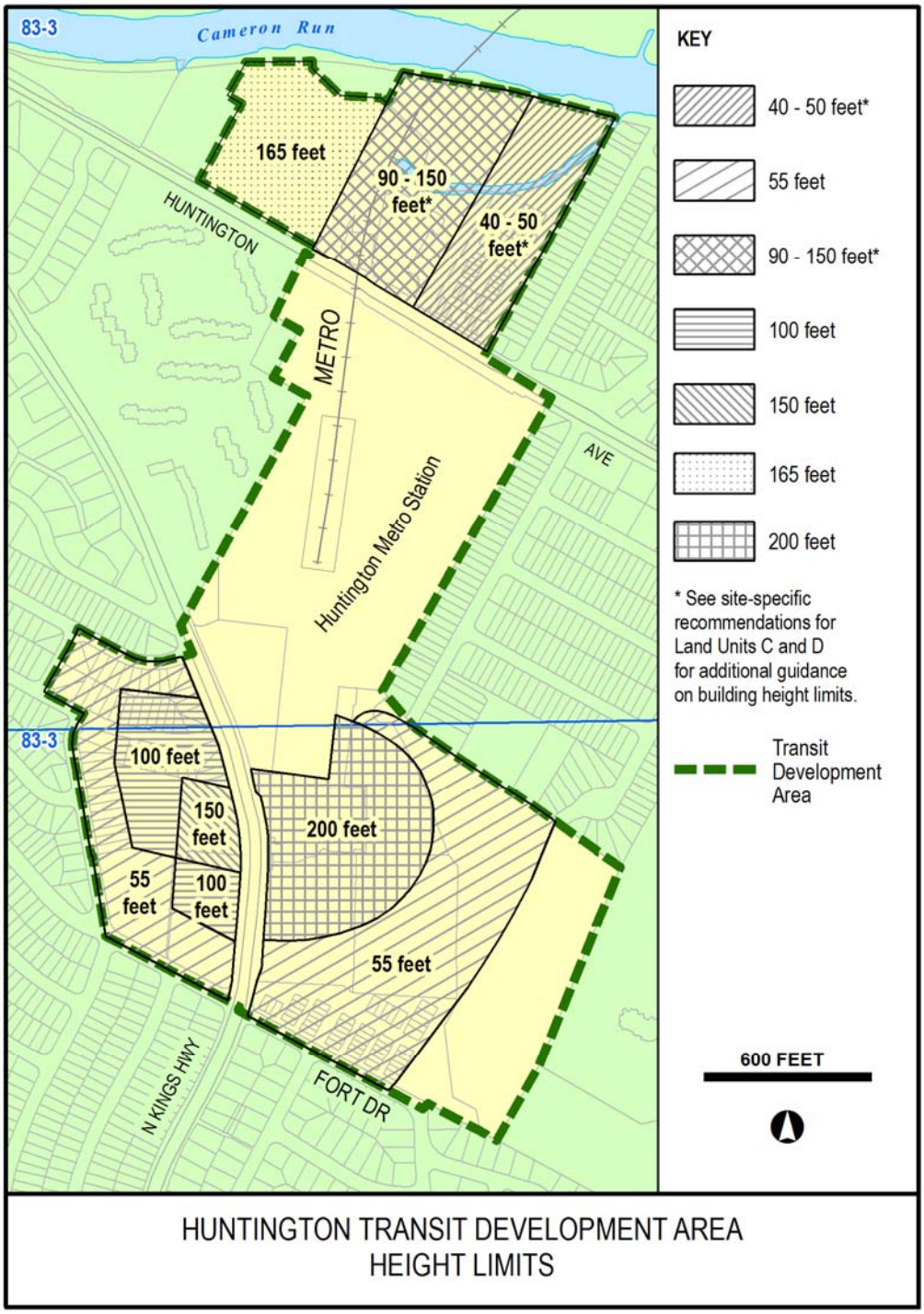
Revised Figure #23, now #24, "Huntington Transit Development Area, Pedestrian Circulation:"



HUNTINGTON TRANSIT DEVELOPMENT AREA
PEDESTRIAN CIRCULATION

FIGURE ~~23~~ 24

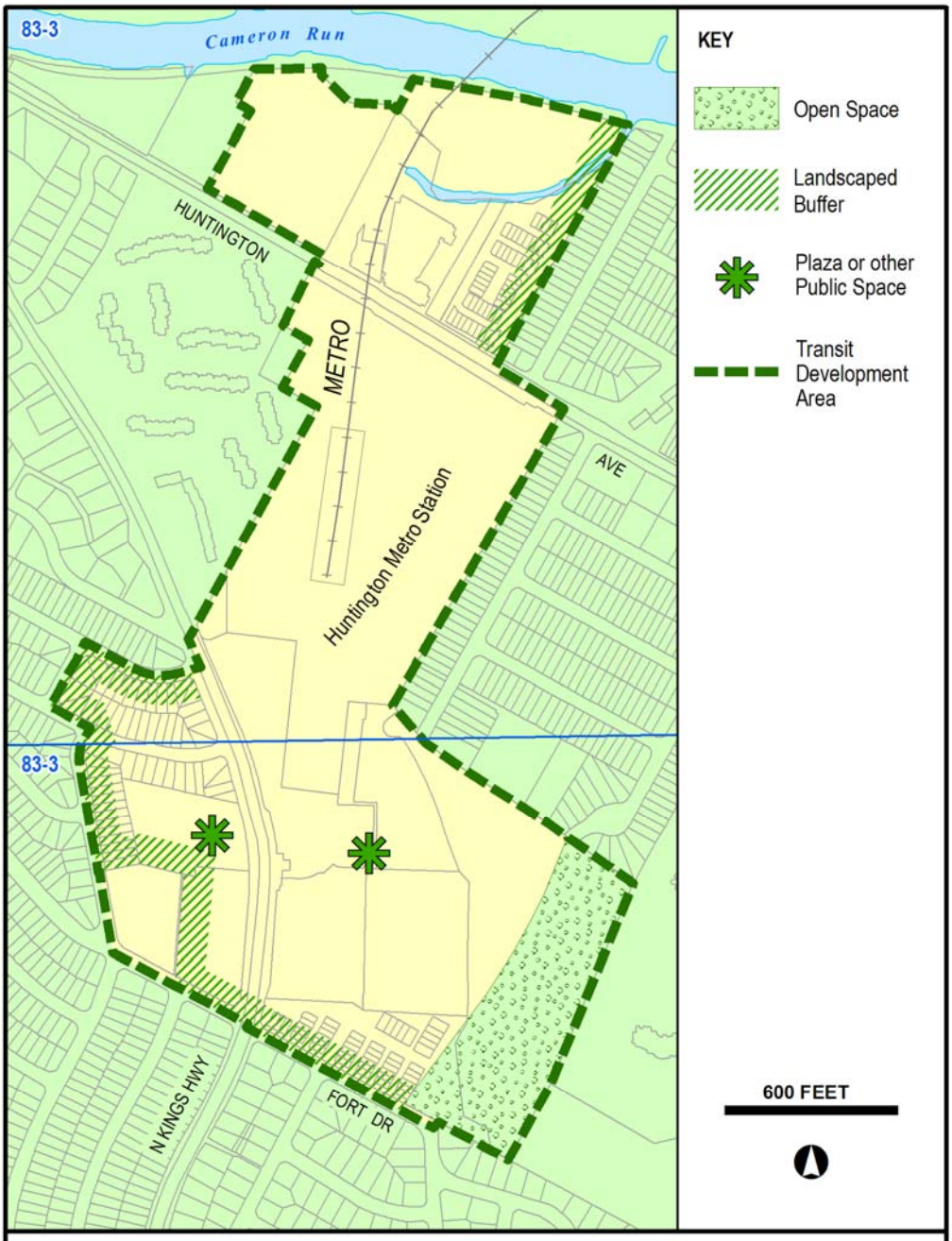
Revised Figure #24, now #25, "Huntington Transit Development Area, Height Limits:"



HUNTINGTON TRANSIT DEVELOPMENT AREA
HEIGHT LIMITS

FIGURE ~~24~~ 25

Revised Figure #25, now #26, "Huntington Transit Development Area, Open Space and Landscape Buffers:"



HUNTINGTON TRANSIT DEVELOPMENT AREA
OPEN SPACE AND LANDSCAPED BUFFERS

FIGURE ~~25~~ 26

Revised Figure #26, now #27, "Huntington Conservation Area."

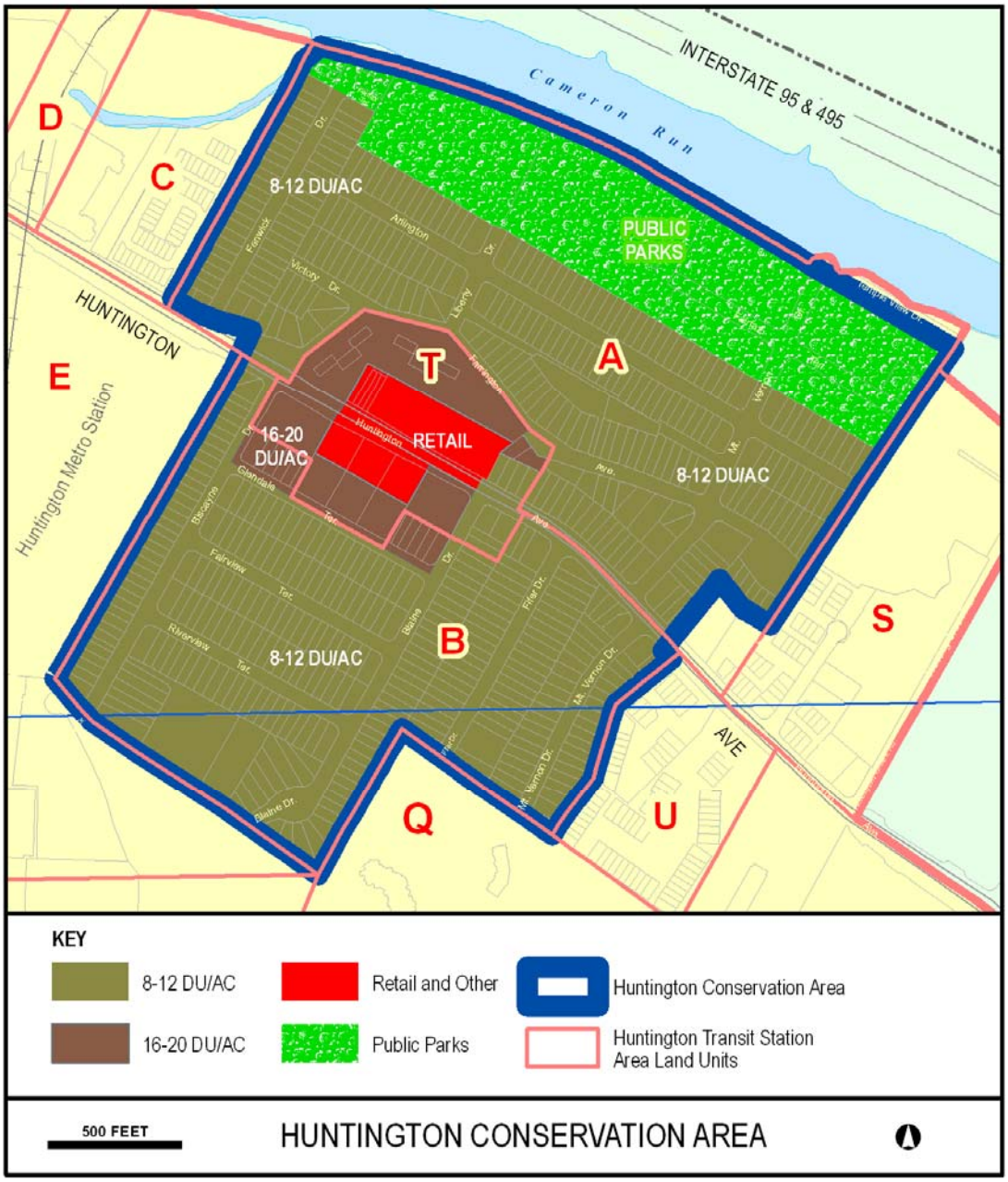


FIGURE ~~26~~ 27

Revised Figure #31, now #32, "Huntington Transit Station Area, Pedestrian Circulation."

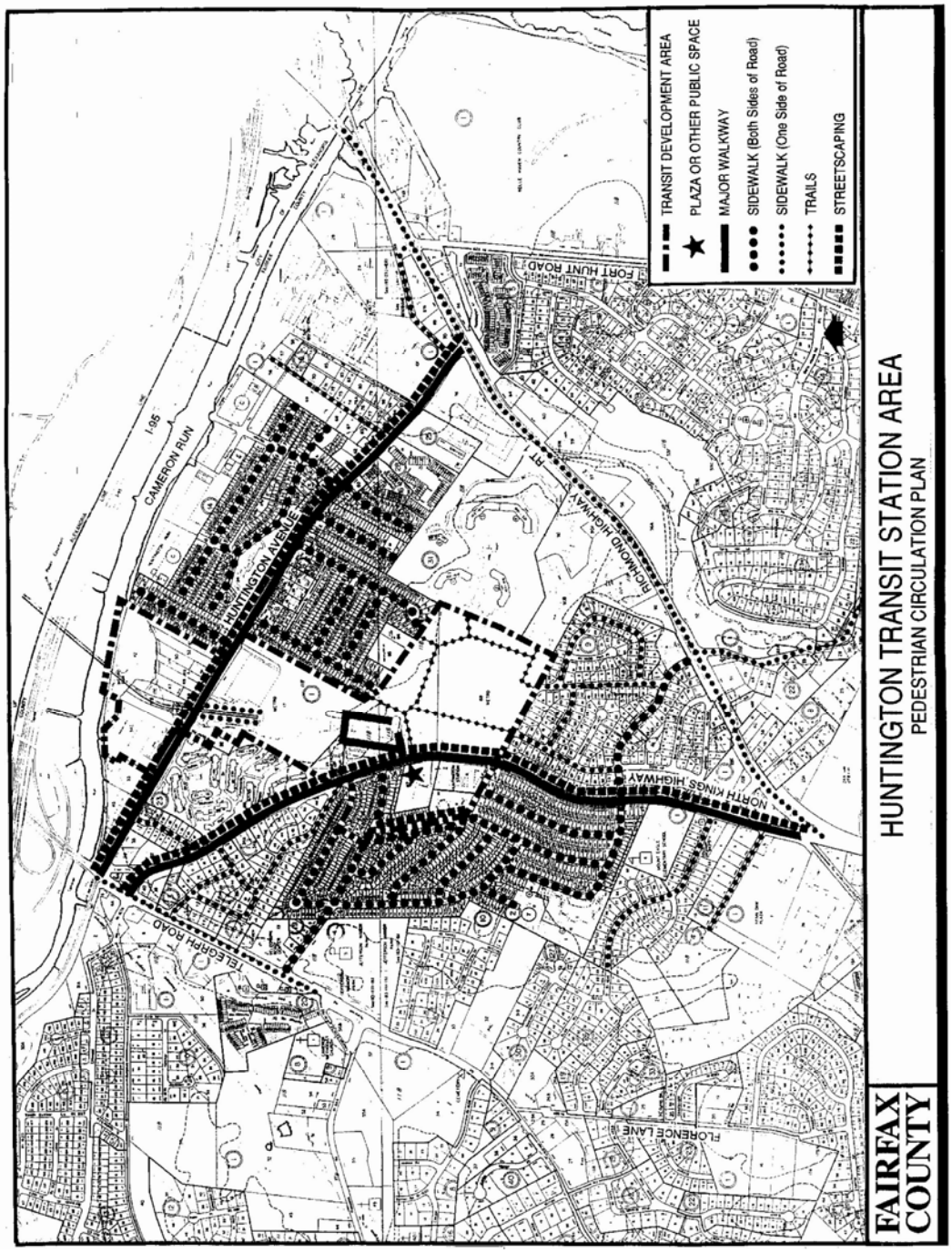


FIGURE ~~31~~ 32

PLAN MAP: The Comprehensive Plan map for parcel 83-1((1))34C will change from office to mixed use.

Springfield Planning District

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline and deleted text shown with ~~strikethrough.~~

BRAC# 08-IV-9S

REPLACE: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Springfield Planning District as amended through 1-26-2009; I-95 Corridor Industrial Area, Land Unit G, pages 23-24:

"~~**Land Unit G**~~

~~This land unit is located south of Backlick Road, west of Telegraph Road, and east of Cinder Bed Road. A portion is currently used as a top-soil processing site while another portion was formerly used as a landfill. The land unit also contains extensive EQC land. The area formerly used as a landfill is planned for future use as private recreation use. Development of industrial uses up to .35 FAR on the top soil processing site may be appropriate. However, sufficient documentation will need to be provided to verify that the top soil processing site is suitable and safe for building and an environmental study must be performed. If found not to be suitable and safe for building, or if environmental issues cannot be resolved, this site should be planned for private recreation use. Land should be dedicated for public park use adjacent to existing parkland along Accotink Creek.~~"

"**Land Unit G**

This approximately 118-acre land unit is located south of Backlick Road and the Fairfax County Parkway, between Telegraph Road and Cinder Bed Road. Approximately 56 acres is a former debris landfill that was closed in 1981.

The land unit also contains approximately 62 acres of Environmental Quality Corridor (EQC) and Resource Protection Area (RPA) acreage. This land is adjacent to existing parkland along Accotink Creek and should be dedicated for public park use.

As shown on the Comprehensive Plan map, a portion of the 56-acre area is planned for industrial use up to an intensity of .35 FAR. This is a former top soil processing site. Sufficient documentation will need to be provided to verify that the top soil processing site is suitable and safe for building and an environmental study must be performed. If found not to be suitable and safe for building, or if

environmental issues cannot be resolved, this site should be planned for private recreation use.

As an option, all of the 56-acre former landfill site may develop as office and light industrial uses at an intensity up to .20 FAR. Heavy industrial uses are not permitted. Outdoor storage is not permitted unless as an accessory use, and is screened and located to the satisfaction of the surrounding community, including but not limited to the Newington Civic Association. Development over the entire land unit should not exceed an intensity of .10 FAR.

Documentation including but not limited to a geotechnical report, landfill gas investigation report, and other studies should be provided to appropriate County agencies for review to verify that the former landfill site is suitable and safe for development prior to final site plan approval. If any area is found not to be suitable and safe, or if environmental issues cannot be resolved, this portion of the land unit should preserved as open space.

The option should satisfactorily address the following conditions:

- Provision of a unified site design, with low-rise buildings in a campus setting. The buildings and hardscape elements should share similar architectural features;

- Approval of the proposed buildings by the Federal Aviation Administration (FAA) to assure no interference with operations at Davison Airfield;

- Mitigation of the impact on parks and recreation as per policies contained in Objective 6 of the Parks & Recreation section of the Policy Plan, including the construction of a publicly available athletic field that meets Fairfax County Park Authority (FCPA) standards, or comparable improvements;

- Dedication of Environmental Quality Corridor (EQC) and Resource Protection Area (RPA) acreage to Fairfax County;

- Visual screening of all development from the Fairfax County Parkway and Telegraph Road;

- Accommodation of telecommunications antennas and equipment cabinets as appropriate;

- Provision of principal vehicular access to Telegraph Road with access via Cinder Bed Road limited to emergency access only;

- Implementation of intersection improvements such as signal timing and modification and additional lanes if they are required to adequately serve the subject property;

- Provision of Transportation Demand Management Plan and other strategies to mitigate traffic impacts**;**

- Phasing of development in such a way that road improvements and effective traffic mitigation measures will be in place prior to the issuance of occupancy permits for completed phases prior to proceeding with future development phases."

PLAN MAP: The Comprehensive Plan map will not change.

BRAC# 08-IV-10S

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Springfield Planning District as amended through 1-26-2009; S-9 Beulah Community Planning Sector, Land Unit C, pages 98-99:

"LAND UNIT C

The Lewin Park community is planned for residential use at 1-2 dwelling units per acre. Land Unit A, to the west, is planned for residential use with an option for office use, while Land Unit B, to the north, is recommended for residential use with office uses as an option. If the optional uses for Land Unit B are approved through a rezoning, then office and/or hotel with support retail uses at up to ~~.55 FAR~~ 1.5 FAR may be appropriate for Land Unit C if the following conditions are satisfied:

Land Use/Design

- The parcels in the land unit are substantially and logically consolidated. If all parcels cannot be consolidated, it must demonstrated that the unconsolidated parcel(s) can be compatibly integrated into the existing development;

- ~~The Guidelines for Neighborhood Redevelopment as provided in the Policy Plan are met;~~

- ~~Right-of-way is dedicated for the planned Beulah Street/Franconia-Springfield Parkway interchange and as may be needed along Beulah Street to support this option;~~

- The development features a coordinated plan which provides for high quality architecture, design, and building materials to foster development that is compatible with existing and planned development in Land Units A and B;

- The building heights are a maximum of approximately 8 stories or a maximum of 100 feet, tapering down to a maximum of 60 feet for structures set back 101-150 feet from the existing centerline of Beulah Street and a maximum of 40 feet for structures set back 100 feet or closer from the existing centerline of Beulah Street;
- The height for above ground parking structures is limited to a maximum of 60 feet;

- Shared structured parking may be appropriate if designed and located in a manner that concentrates parking to the interior of the Metro Park development. This parking may be physically connected to adjacent parking structure(s) in Land Units A and B;

- The development minimizes front yard setbacks and avoids surface parking along the internal roadway system, and provides a pedestrian circulation system that interconnects buildings and provides an attractive pedestrian link to the Franconia-Springfield Parkway trail;

- Usable open space such as a landscaped plaza, courtyard with seating, or an on-site recreational amenity for employees is provided;

- Structures are well landscaped with trees and shrubs in order to provide a buffer to the existing Devonshire townhouse development located across from the subject property on the south side of the Franconia-Springfield Parkway;

- Lighting is located, directed, and designed to reduce glare and minimize impact onto existing Devonshire townhouse development;

- Support retail uses located in the ground-level of office or hotel buildings is encouraged but not required in every building;

- Mitigation of the impact on parks and recreation per policies contained in Objective 6 of the Parks & Recreation section of the Policy Plan and Springfield District standards;

- Provision of environmental elements into the design, including buildings designed to meet the criteria for LEED Silver green building certification;

- Buildings 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.

Transportation/Access

- Right-of-way is dedicated for the planned Beulah Street/Franconia-Springfield Parkway interchange and as may be needed along Beulah Street to support this option;

- A Transportation Demand Management Program (TDM) is implemented that reduces trips and mitigates traffic on surrounding streets, including Beulah Street**,** by encouraging the use of transit, carpooling, or other alternatives to single occupant vehicle commuting. This TDM program should address on and off site parking management strategies including but not limited to charging for parking, limiting the amount of parking to the extent feasible, and affording opportunities for shared parking. Use of shared parking facilities connected to adjacent parking structure(s) in Land Units A and B may be an appropriate off site parking strategy;

- The development should provide shuttle service to the Joe Alexander Transportation Center and/or other destinations in the nearby area until such time that a circulator, described in Land Unit B of the Franconia-Springfield Transit Station Area, is operational. At such time, redevelopment should participate in the circulator's management and operation. Options for development are feasible only if the private sector contributes a proportional share of transportation improvements (road fund) and/or funding to meet the transportation needs of the area;

- Support for high-quality and safe pedestrian connectivity to the Joe Alexander Transportation Center may include contribution(s) to maintain and improve sidewalks and landscaping along portions of Franconia-Springfield Parkway Trail that serve the subject property, as denoted in the Fairfax County Countywide Trails Plan Map;

- Coordination with any existing TDM program and existing shuttle bus service in Land Units A and B is encouraged;

- Primary access is via Metro Park Drive, Jasper Lane, Walker Lane, or other internal roads with no direct access from the Franconia-Springfield Parkway (VA-7900)."

PLAN MAP: The Comprehensive Plan map will not change.