

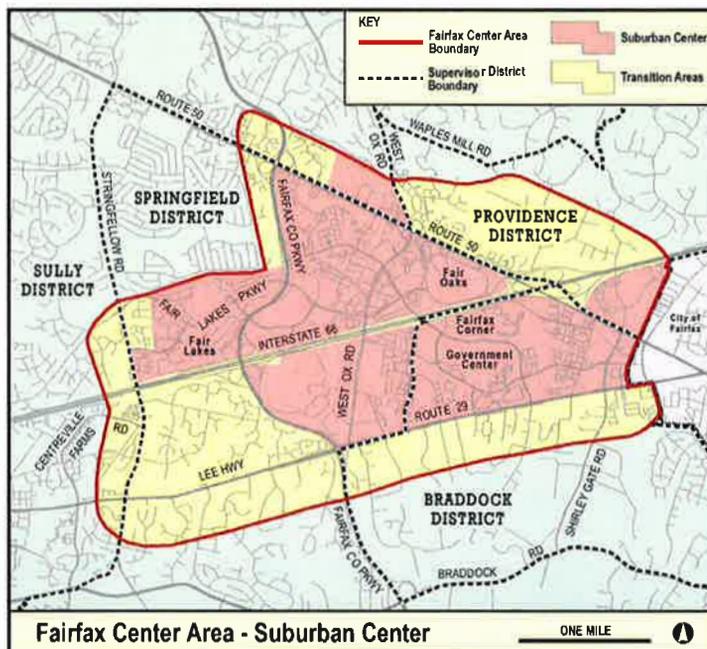
Submission Form for Proposed Changes to the Fairfax Center Area Comprehensive Plan (Phase II)



Phase II of the Fairfax Center Area study will focus on Comprehensive Plan recommendations for the Suburban Center portion of the area, as is illustrated in the map to the right. Phase II will also include an examination of the [Area-wide Recommendations](#) for the Fairfax Center Area. The purpose of this submission form is to solicit potential changes to the Comprehensive Plan guidance for this area.

Complete this form detailing the proposal by May 22, 2015 to propose a change. Anyone can submit a proposed change. Please use a separate form if you have more than one change to propose.

Review of proposed changes is anticipated to begin in June 2015. Interested parties are encouraged to notify and consult with landowners prior to the submission of a proposed change. Planning staff and district supervisors' offices are available to answer questions. Proposed changes will be used to inform the study of the Suburban Center, and may be modified or combined with other proposed changes in similar geographic areas. Proposed changes that are contrary to longstanding Plan policies or do not meet the criteria stated on this form may be excluded from consideration.



To use this form, type responses or print in ink. Attachments may be used as necessary. An online version of this form is also available on the Web at: http://www.fairfaxcounty.gov/dpz/fairfaxcenter/submission_form/

1. Proposal Type (choose one)

- Site-specific
- Areawide topic

2. Subject Property Information (for site-specific proposals.) For help visit the [Planning & Zoning Viewer](#)

Identify general location, street address, or Tax Map parcels, if available.

- a) General Location: West side of Legato Road - Sub-Unit J3
- b) Street Address: 4100, 4102, 4104, 4106, 4108, 4110 Legato Road
- c) Tax Map Parcel Numbers: 46-3 ((1)) 45, 46, 47, 48, 49 and 50
For help visit the [Department of Tax Administration website](#) or the [Digital Map Viewer](#).
- d) Identify total aggregate size of all subject parcels in acres or square feet: 3.84 ac or 167,616 SF
For help visit the [Department of Tax Administration website](#)
- e) Do you own the subject property or represent the owner of the subject property:
 - Yes
 - No

If you answered no, what is your relationship to the property? Representative of the contract purchaser

3. Proposed Amendment to Comprehensive Plan recommendations

a) (for site-specific proposals) Describe the proposed change and how it would modify the current Plan recommendations. For proposed land use changes, explain the character and type of proposed development. The potential development could be described in terms of land use floor area ratio (FAR) or dwelling units per acre. Building height or size may also be used to convey scale. (email supporting documents to DPZFairfaxCenter@fairfaxcounty.gov)

See attached

b) (for areawide topics) Describe the proposed change and why it should be addressed at an areawide level within the Fairfax Center Area.

n/a

c) (for site-specific and areawide topics) Provide justification for the proposed change. Describe how the proposal meets any of the following criteria and why the proposal should be included in this phase of the study. Check all that apply.

- Address emerging community concerns or changes in circumstance
- Respond to actions by others, such as Federal, State, or adjacent jurisdictions
- Advance major policy objectives, such as promoting environmental protection, fostering revitalization of designated areas, supporting economic development, preserving open space, providing affordable housing, or balancing transportation infrastructure and public facilities services with growth and development
- Better implement the Concept for Future Development
- Reflect implementation of Comprehensive Plan guidance through zoning approvals
- Respond to or incorporate research derived from technical planning or transportation studies
- Other

Explanation for (c). (Additional sheets may be attached.)

See attached

4. Contact Information (Name and daytime phone required. Provide street address and/or email address.)

- a) Name: Elizabeth Baker, Walsh Colucci Lubeley & Walsh PC
- b) Daytime Phone: 703-528-4700
- c) Street Address: 2200 Clarendon Blvd, Suite 1300, Arlington, VA 22205
- d) Email Address: ebaker@thelandlawyers.com

5. Would you like to speak with staff about this submission?

- Yes
- No

If you answered yes, how should we contact you? e-mail phone

Review of proposed changes is anticipated to begin in June 2015. In the meantime, you can contact the Planning Division by phone or email if you have any questions about the submission procedure.

Submit the completed form or direct questions to:

Fairfax County Department of Planning and Zoning



Planning Division
 The Herry Building
 12055 Government Center Parkway
 Suite 730
 Fairfax, Virginia 22035-5500
 703-324-1380, TTY 711 (Virginia Relay)
DPZFairfaxCenter@fairfaxcounty.gov

3. Proposed Amendment to Comprehensive Plan recommendations:

a) The Centerpointe Church currently owns and occupies the Subject Property. The current recommendations for Sub-Unit J3 are institutional use at 0.15 FAR or office use at 0.25 FAR at the baseline; institutional use at 0.50 FAR or office at 0.55 FAR at the intermediate level; and office at 1.0 FAR at the overlay level. It is proposed that a new recommendation for residential use with optional ground level service/retail uses at up to 2.5 FAR (exclusive of ADUs and WDUs) be provided at the overlay level. This would permit a multi-family residential structure, approximately 60 feet in height with approximately 380 dwelling units. Attached please find a photograph of the existing multi-family building at the corner of West Ox Road and Legato Road, not far from the Subject Property. This building is similar in the height and massing to the multi-family building envisioned with this proposal.

Revised Plan text would read:

Sub-unit J3

The church that currently occupies this area is a viable land use within the context of the Plan. The building is attractive and in good repair. It is located on a high point topographically and presents a quality image for the area. Expanding the church on-site up to .50 FAR may be appropriate under the following conditions:

- Design the institutional complex so that the buildings (including the parking structure) are coordinated in terms of landscaping, architecture, building materials, and pedestrian and vehicular access.
- Provide most, if not all, of the parking in a structure;
- Mitigate any negative impacts on the adjacent residential use that are the result of expanding the institutional use. Provide enhanced landscaping, buffering and screening between the institutional and residential uses to provide effective year-round screening between the uses. Landscaping should be installed during any redevelopment and maintained to ensure adequate height and coverage of vegetation throughout each development phase. Architectural treatments and enhanced landscaping for structured parking are encouraged to lessen the visual impact of the structure on the adjacent residential use.
- Coordinated development with adjacent development in Sub-unit J2 is encouraged, if feasible, to provide a second point of access to Sub-unit J3 and continuous pedestrian facilities on-site.

High-quality office use ~~may be considered as an option~~ up to 1.0 FAR or multi-family residential use up to 2.5 FAR may be considered as an option at the overlay level; ~~comparable to that found in the adjacent Sub-unit J2;~~ under the following conditions:

- Provide site and building design that mitigates ~~the any~~ negative impacts ~~of office use~~ on the adjacent residential use, including, but not limited to, landscaping, buffering, and screening.
- Provide pedestrian facilities and landscaping on the frontage along Legato Road.

- Coordinated pedestrian facilities development with adjacent development in Sub-unit J2 ~~is encouraged, if feasible, to provide a second point of access to Sub-unit J3 and continuous pedestrian facilities on-site.~~
- Integrate any retail and/or service uses in the ground floor of the building,
- For residential use, provide most, if not all, of the parking in a structure and ensure adequate on-site recreational amenities for residents.

c) The Centerpointe Church is seeking a new site for its church activities within Fairfax County. Given the surrounding uses in Sub-unit J2 including office and residential uses, it is appropriate to provide an option for higher density residential use for this site. In particular, because residential uses have been developed immediately east and south of the Subject Property, multi-family residential use would be compatible and well suited.

The proposed change would better implement the Concept for Future Development than the current Plan recommendations. Sub-Unit J3 is part of the Suburban Core, envisioned as the highest intensity and most mixed use area in the Fairfax Center Area. Similarly the overlay level is the highest level of development intensity. Key references in the Plan include:

“The overlay level is the preferred land use recommendation for parcels within the Fairfax Center Area.” (Page 5)

“The overlay level is based upon a single core concept. In this concept the core area contains the most intense mixed-use development.” (page 43)

“The overlay level recognizes the potential of the Fairfax Center Area to develop into a major mixed-use center in the county. Concentrations of multifamily residential developments in proximity to areas of commercial activity are incorporated in the Plan.” (page 43)

The proposal would also help to further the Policy Plan’s goals and objectives of providing more affordable housing reiterated below:

Objective 2: The county should encourage the provision of affordable housing (as defined in the Glossary) in all parts of the county.

Policy a. Expand housing opportunities in or near Mixed-Use Centers as a way of providing the opportunity for persons employed in the county to live near their jobs.

Policy b. Promote the development of multifamily housing in both Mixed-Use Centers and existing residential areas, as appropriate, in an effort to diversify the housing stock and expand lower cost housing options.

Multi-family housing as proposed for the Subject Property provides lower cost housing options near the employment uses in Fairfax Center. In addition, assuming 380 dwelling units

on the Subject Property, approximately 45 workforce housing units or 12 percent of the total would be provided. This is a significant contribution towards the stated objective.

The proposal does not take away any existing land use options for the site, but provides an additional option that is harmonious and compatible with the area and promotes several County objectives.

Exhibit - Example of Height and Scale of Proposed Development

