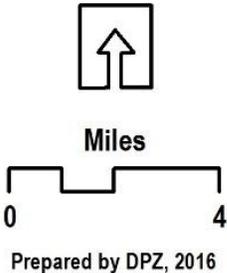
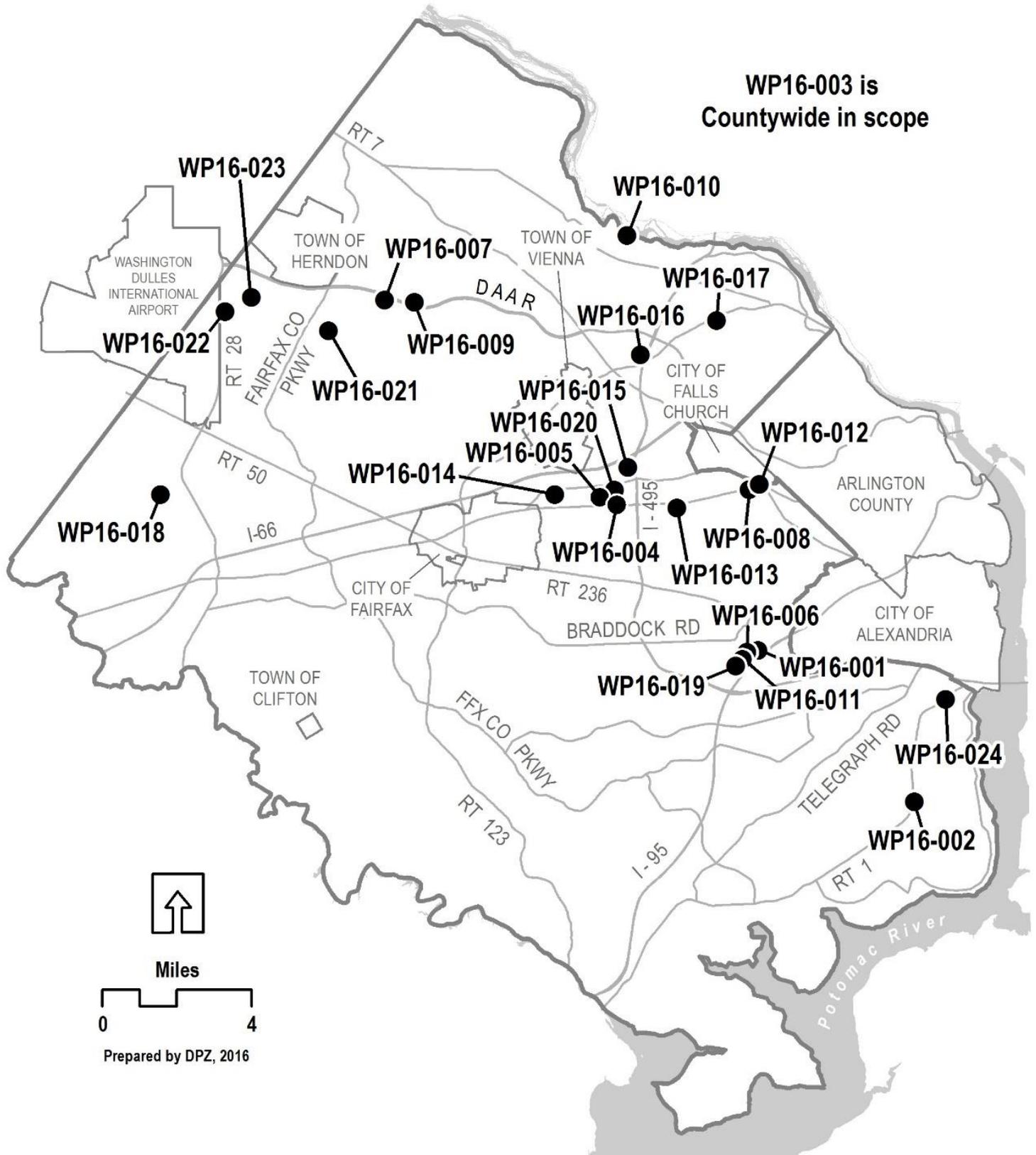


Preliminary Recommendations on Submissions for Fairfax Forward 2016 Work Program



WP16-003 is
Countywide in scope



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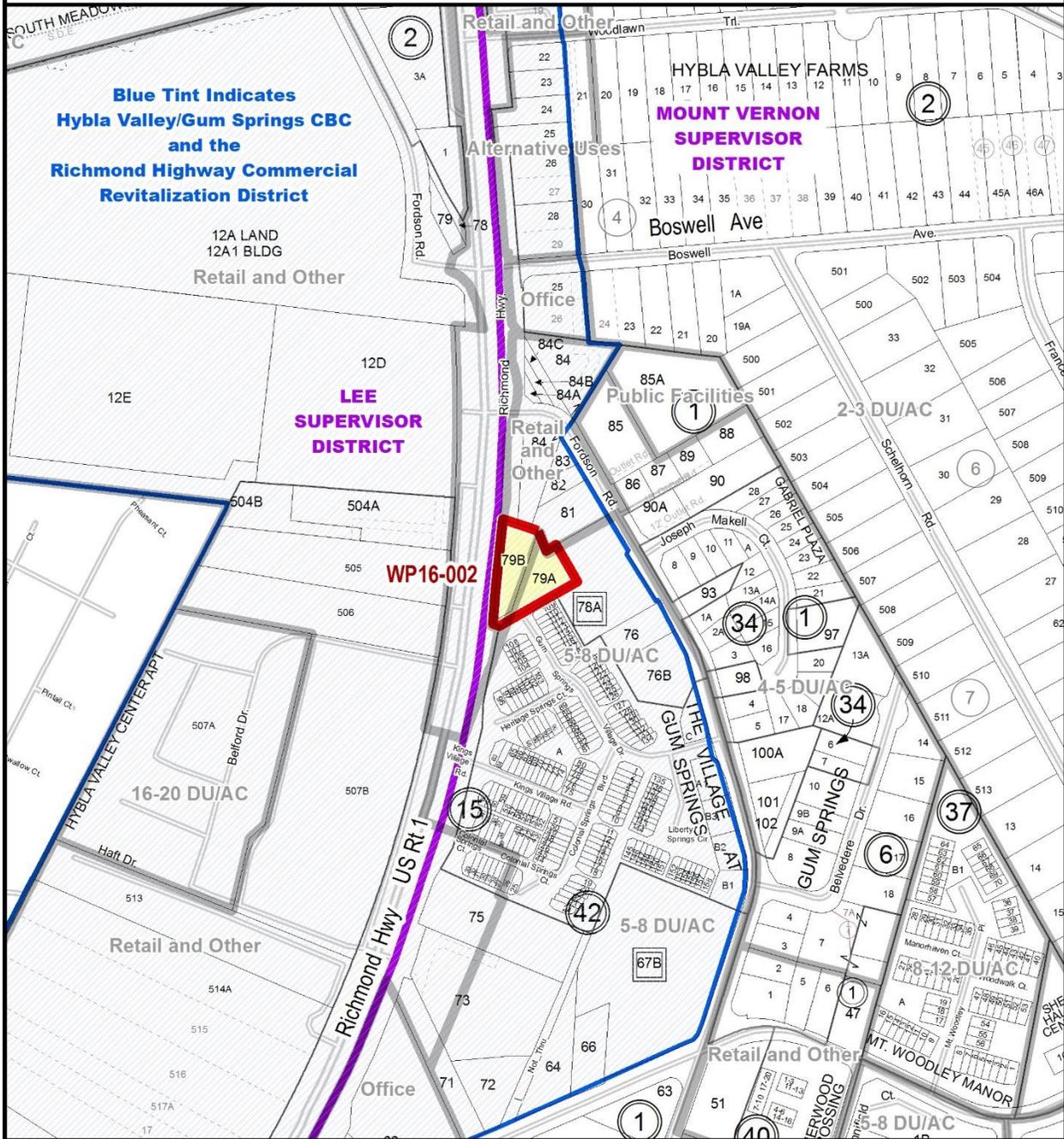
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WP16-002

Submission for Fairfax Forward 2016 Work Program



KEY **WP16-002** Baseline Plan Value

Address/Tax Map: No addresses; Tax Map (TM) Parcel 102-1 ((1)) 79A and 79B
 Submitter: Jane Kelsey

Supervisor District: Mount Vernon
 Planning Area: Area IV
 Planning District: Mount Vernon – Richmond Highway Corridor
 Related Plan Amendments: PA 2015-IV-MV1 (Embark Richmond Highway), APR 09-IV-11MV, APR 05-IV-3MV, PA S97-CW-4CP
 Acreage: 0.88

Current Plan: Residential 5-8 dwelling units per acre, Retail & Other

Proposed Amendment: Retail uses and a martial arts school for special education

Considerations:

The subject area consists of two vacant parcels on the east side of Richmond Highway, south of the intersection with Fordson Road. Parcel 79B fronts on Richmond Highway and is planned and zoned for commercial uses. Parcel 79A abuts a church and the Village at Gum Springs townhouse community and is planned for residential uses. These two parcels are located within Land Unit E of the Hybla Valley Community Business Center; the Gum Springs Redevelopment Area; and the former Gum Springs Conservation and Community Improvement Area. The parcels are also within the Richmond Highway Commercial Revitalization District (CRD), and the study area of the ongoing Embark Richmond Highway work. The Comprehensive Plan recommends that commercial redevelopment should front Richmond Highway and should be oriented to community needs and services. Past Plan Amendments related to this site includes PA S97-CW-4CP that amended the Mount Vernon Planning District Concept for Future Development by adding goals to preserve environmental and heritage resources, promote the economic potential of the Richmond Highway Corridor, and encourage a balanced economy. Area Plans Review (APR) Item 05-IV- 3MV proposed options for retail and office uses, but the adopted Plan text was retained. APR 09-IV-11MV replaced Plan text with more general guidance that promotes better control of storm water runoff in the Richmond Highway Corridor. The submission proposes to consolidate and redevelop the subject area for retail uses and a martial arts school through a concurrent rezoning and Plan amendment process. County policy states that this type of review process should be considered for properties within CRDs.

Preliminary Staff Recommendation:

WP16-002 is recommended to be considered as a part of the ongoing Embark Richmond Highway Study. Alternatively, contingent upon the filing of a rezoning application, an accelerated review could be undertaken. Any review should be coordinated with the Gum Springs community due to the location within the Redevelopment and former Conservation Areas.

Address/Tax Map: 6001 Richmond Highway; Tax Map (TM) Parcel 83-3 ((1)) 59
 Submitter: Lynne J. Strobel

Supervisor District: Mount Vernon
 Planning Area: Area IV
 Planning District: Mount Vernon – Richmond Highway Corridor
 Related Plan Amendments: APR 09-IV-11MV, PA S97-CW-4CP
 Acreage: 2.54

Current Plan: Residential use at 5-8 dwelling units per acre (du/ac), with an option for public park use

Proposed Amendment: Amend the Plan to allow self-storage facility up to 1.94 floor area ratio (FAR)

Considerations:

The subject property is located along the eastside of Richmond Highway, opposite from Mount Eagle Drive. The site is outside a community business center (CBC) and is planned for residential use at 5-8 du/ac within the Suburban Neighborhood Area (SNA) between Penn Daw and North Gateway Community Business Centers. It is developed with a motel and restaurant. Land to the northeast is planned for residential use at 5-8 du/ac, and developed with a hotel. Land to the south is planned for public park use and is currently vacant. Land to the southwest is planned for residential use at 5-8 du/ac and is developed with a hotel. The submission proposes amending the Plan for a self-storage facility up to an intensity of 1.94 FAR. Plan objectives for the Richmond Highway Corridor specifically recommends against establishing self-storage uses in addition to recommending non-residential uses be focused in the designated CBCs and non-residential uses within suburban neighborhood areas. Adoption of Plan Amendment (PA) S97-CW-4CP added a vision statement with goals to the Mount Vernon Concept for Future Development. Area Plans Review (APR) Item 09-IV-11MV amended the Comprehensive Plan to promote stormwater management.

Preliminary Staff Recommendation:

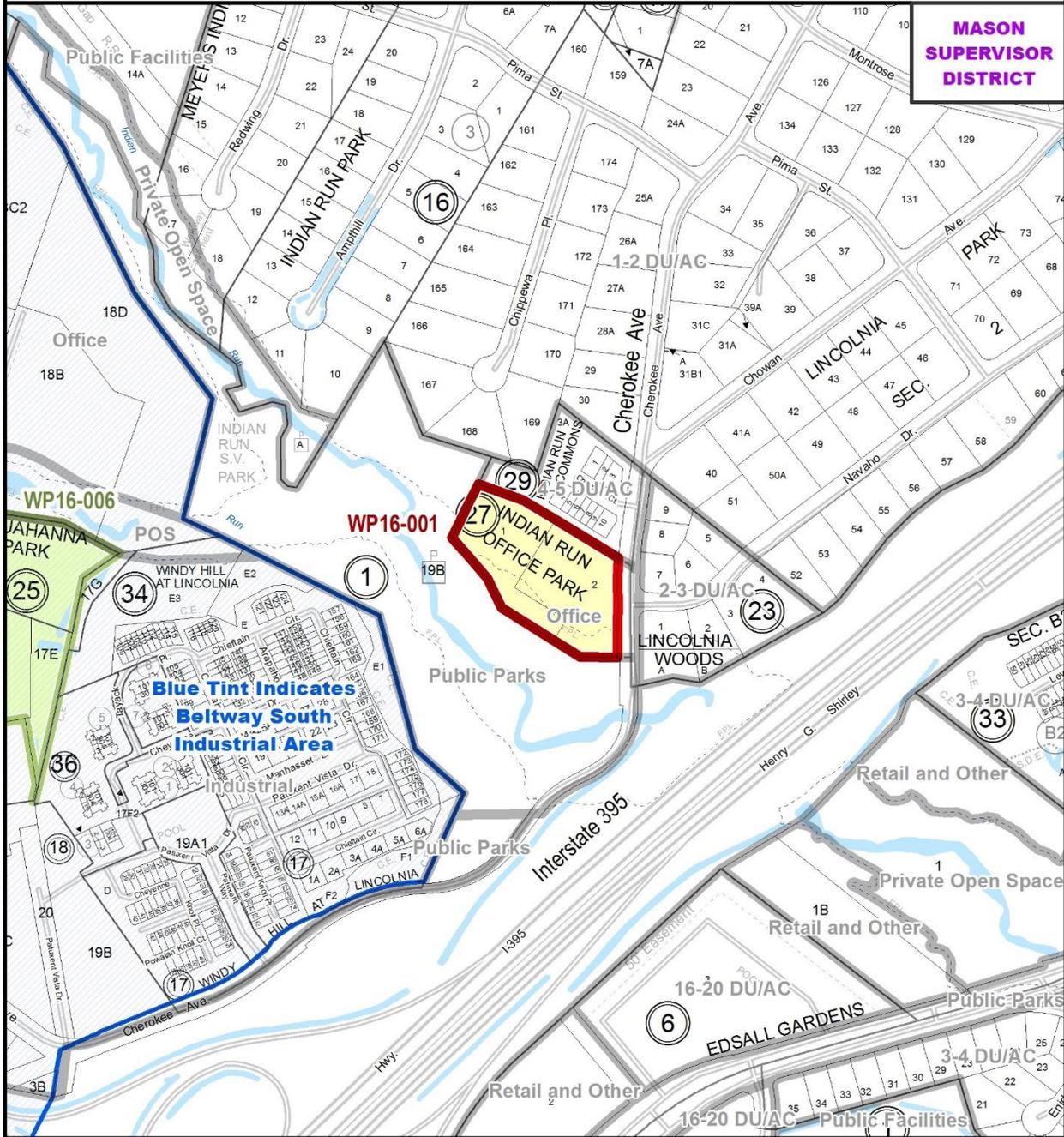
WP16-022 is not recommended to be scheduled on the 2016 Fairfax Forward Plan Amendment Work Program. The Plan for the Richmond Highway Corridor does not recommend the expansion of non-residential uses outside of CBCs, but instead supports primarily residential, institutional, and open space uses in areas outside the CBCs. The intensity of 1.94 FAR would greatly exceed planned intensity in any of the Richmond Highway SNAs.

WP16-001

Submission for Fairfax Forward 2016 Work Program



**MASON
SUPERVISOR
DISTRICT**



KEY **WP16-001** **Other 2016 Work Program Proposals** **Baseline Plan Value**

400 FEET

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Address/Tax Map: 5250 and 5252 Cherokee Ave; Tax Map (TM) Parcel 72-3 ((27)) 1
 Submitter: Nazir Bhagat

Supervisor District: Mason
 Planning Area: Area I
 Planning District: Lincolnia
 Related Plan Amendments: PA 2013-I-L1(B)
 Acreage: 3.20

Current Plan: Office use

Proposed Amendment: Multifamily residential with ground floor retail use

Considerations:

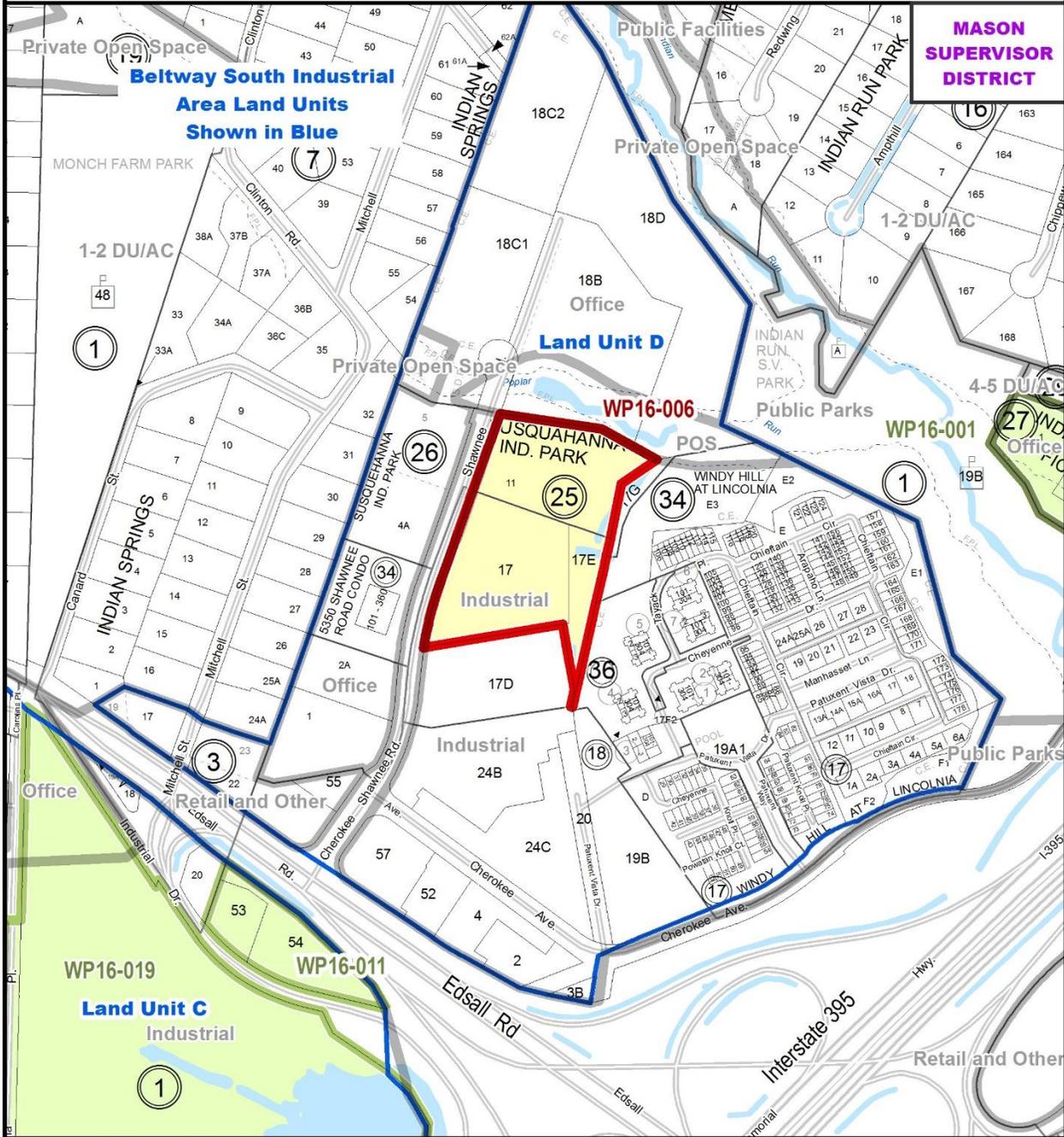
The subject properties are located on the west side of Cherokee Avenue, opposite of Navaho Drive, and northeast of Indian Run Stream Valley. The properties and the surrounding area to the north and east are generally planned as a Suburban Neighborhood in the Concept for Future Development. Suburban Neighborhoods are characterized as predominantly residential uses and emphasize compatibility and neighborhood stability. The subject area is planned on the Comprehensive Land Use Plan Map and developed with office uses. The land to the north and east is planned for and developed with residential uses at 4-5 dwelling units per acre. The Indian Run Stream Valley serves as a natural barrier between the subject properties and the Beltway South Industrial Area farther to the south and west. The submission proposes to amend the Plan to allow the construction of multifamily residential with ground floor retail use. The subject properties fall within the boundaries of the Lincolnia Planning District Study, Phase II [PA 2013-I-L1(B)], which is about to commence.

Preliminary Staff Recommendation:

Based upon the Lincolnia Planning District Study’s scope, schedule and public outreach, WP16-001 is recommended to be included in the scope of the Lincolnia Study, Phase II.

WP16-006

Submission for Fairfax Forward 2016 Work Program



KEY **WP16-006** Other 2016 Work Program Proposals Baseline Plan Value

400 FEET

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Address/Tax Map: 5301 Shawnee Road; Tax Map (TM) Parcels 72-3 ((25)) 11, 72-3 ((1)) 17 and 17E

Submitter: Thomas D. Cafferty

Supervisor District: Mason

Planning Area: Area I

Planning District: Annandale – Beltway South Industrial Area

Related Plan Amendments: PA S95-I-A2

Acreage: 6.09

Current Plan: Industrial use up to an intensity of 0.30 floor area ratio (FAR)

Proposed Amendment: Multifamily residential use up to a density of 50 dwelling units per acre (du/ac) and may include a small retail component

Considerations:

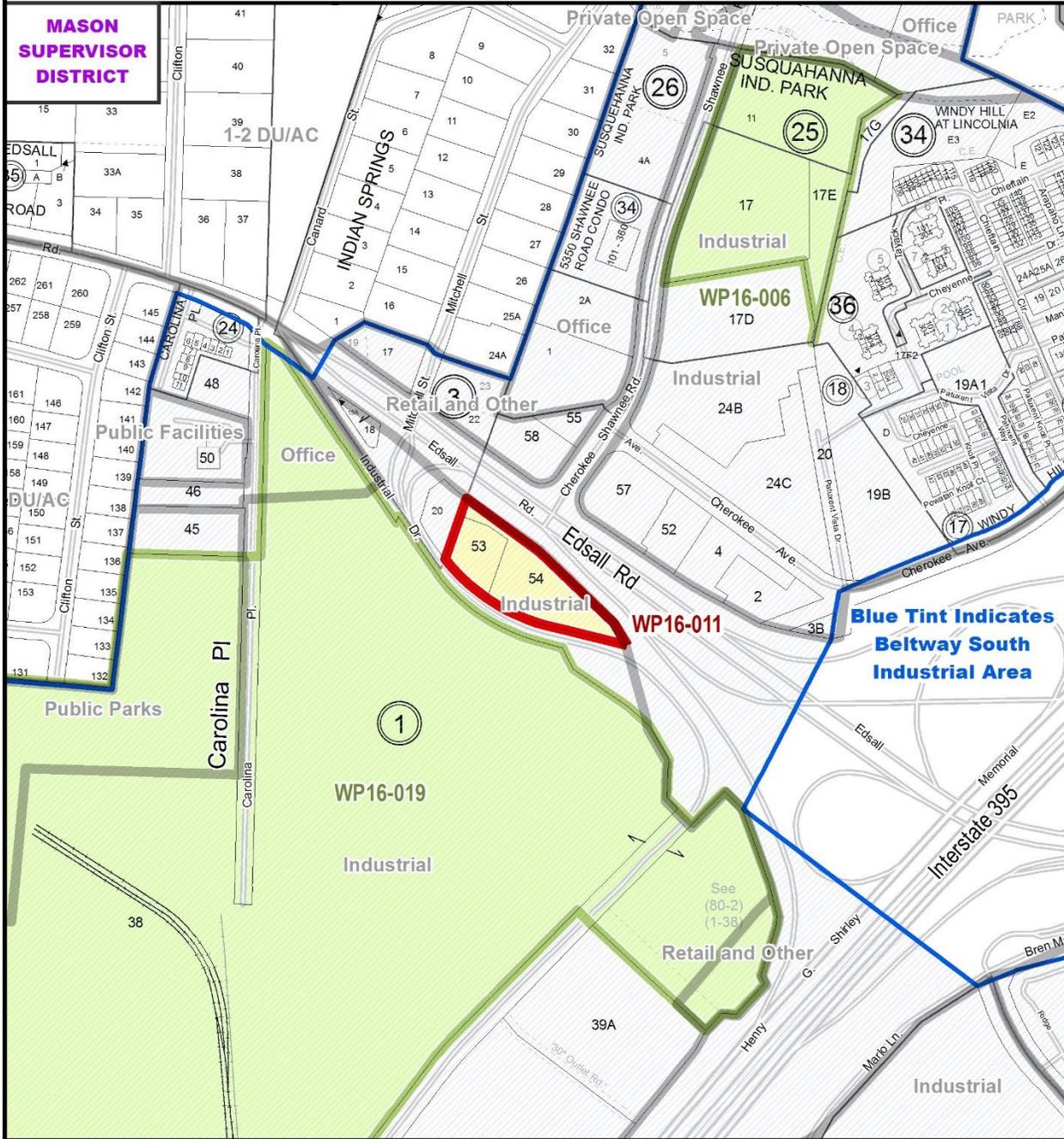
The subject parcels are located along and oriented to Shawnee Road, north of the intersection with Cherokee Avenue. Parcel 72-3 ((25)) 11 is developed with office use at 0.54 FAR, and the remaining two parcels are currently vacant. The parcels are planned for industrial uses up to an intensity of 0.30 FAR within the Beltway South Industrial Area. The area is planned within the Concept for Future Development to retain the overall industrial orientation. The surrounding properties that are also oriented to Shawnee Road are planned and developed with office and industrial uses. Replanning the subject parcels for residential uses would not be in harmony with the Concept for Future Development for the area. The Windy Hill at Lincolnia neighborhood located east of the subject parcels is separated from the parcels by a vegetated buffer and Poplar Run Stream Valley. The buffer creates a natural barrier between the neighborhood and the subject parcels. Windy Hill resulted from the adoption of PA S95-I-A2 that recommends residential use at 10-12 du/ac as a compatible transition between the non-residential area to the west and the Lincolnia Park neighborhoods to the northeast. The neighborhood is also oriented to Cherokee Avenue, rather than Shawnee Road.

Preliminary Staff Recommendation:

WP16-006 is not recommended to be scheduled on the 2016 Fairfax Forward Plan Amendment Work Program. The introduction of residential uses along Shawnee Road would not be in keeping with the Plan objectives for the area.

WP16-011

Submission for Fairfax Forward 2016 Work Program



KEY **WP16-011** **Other 2016 Work Program Proposals** **Baseline Plan Value**

400 FEET

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Address/Tax Map: 5411 and 5415 Industrial Drive; Tax Map (TM) Parcels 80-2 ((1))
53 and 54

Submitter: Mark Eisenberg

Supervisor District: Mason

Planning Area: Area I

Planning District: Annandale – Beltway South Industrial Area

Related Plan Amendments: N/A

Acreage: 1.89

Current Plan: Industrial uses up to 0.50 floor area ratio (FAR)

Proposed Amendment: Public storage and neighborhood-serving retail uses up to 1.0 FAR

Considerations:

The subject area is located southeast of the intersection of Edsall Road and Industrial Drive, west of the Edsall Road/Interstate 395 interchange. The properties are planned for and developed with industrial uses within the Beltway South Industrial Area, an area where future development is envisioned to maintain an overall industrial orientation, and zoned I-6 (Heavy Industrial District). Heavy industrial uses are located to the south and also planned for industrial uses at a similar scale. The submission proposes amending the Plan for a public storage facility and retail amenities such as a drugstore and higher level coffee and healthy food sales at a 1.0 FAR. The proposed intensity would be greater than the planned intensity of the area; however, public storage at a lesser intensity is permitted in the current I-6 District. The proposed retail component would not be in keeping with the industrial character of the area. In regards to parcel configuration, the proposal would leave out the remaining parcel within the block between the Edsall Road and Industrial Drive, TM Parcel 80-2 ((3)) 20.

Preliminary Staff Recommendation:

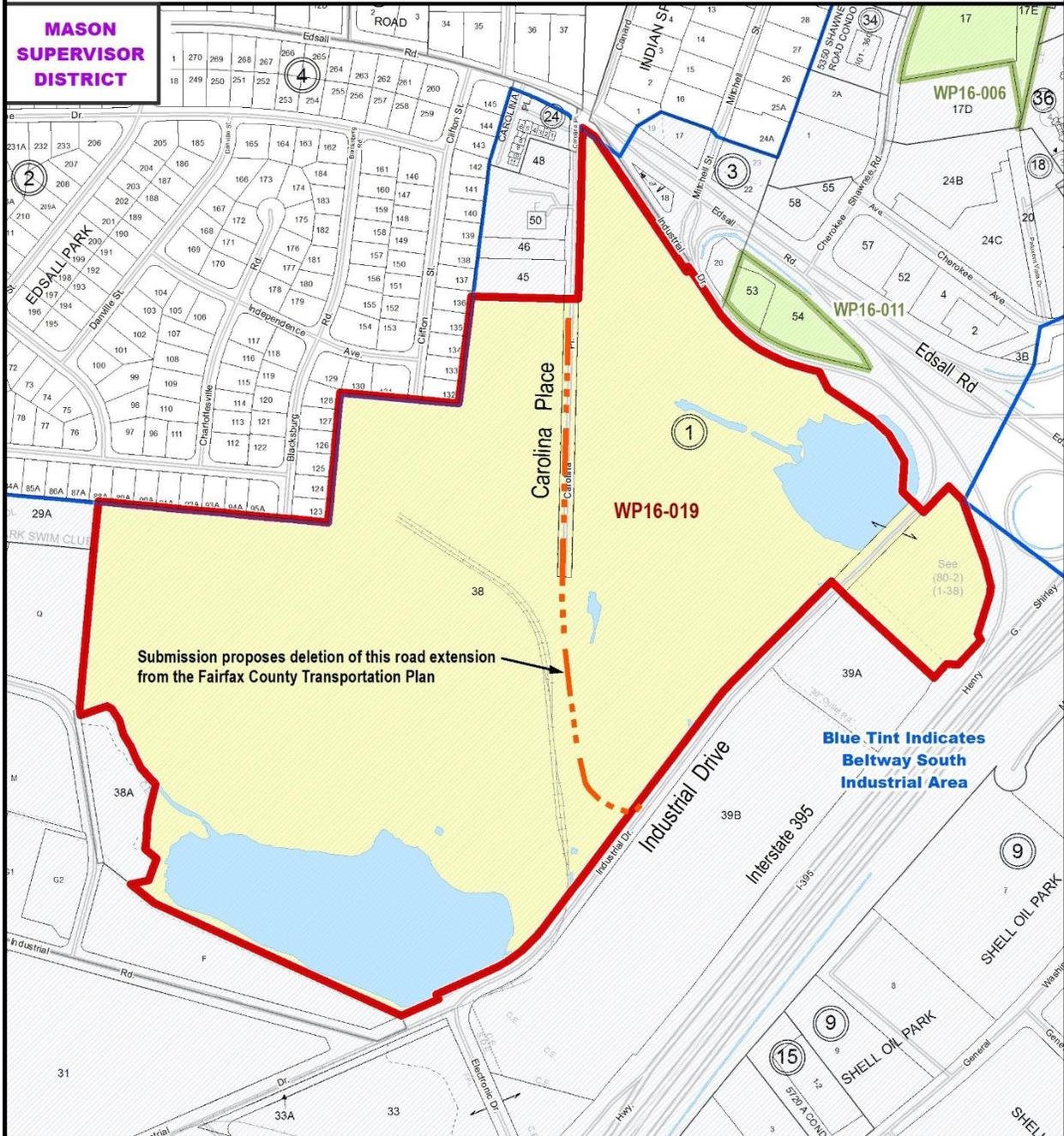
Staff recommends scheduling WP16-011 in the 2016 Fairfax Forward Plan Amendment Work Program limited to a review of public storage use on the property with consideration for future use on TM Parcel 80-2 ((3)) 20.

WP16-019

Submission for Fairfax Forward 2016 Work Program



MASON SUPERVISOR DISTRICT



KEY



WP16-019



Other 2016 Work Program Proposals

500 FEET

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Address/Tax Map: 5650 Industrial Drive; Tax Map (TM) Parcel 80-2 ((1)) 38
 Submitter: Greg Riegle

Supervisor District: Mason
 Planning Area: Area I
 Planning District: Annandale – Beltway South Industrial Area
 Related Plan Amendments: APR 05-I-18A
 Acreage: 107.76

Current Plan: Industrial use up to an intensity of 0.50 floor area ratio (FAR), public parks, and office uses up to an intensity of 0.30 FAR along Edsall Road. Carolina Place is planned to extend to Industrial Drive

Proposed Amendment: Add industrial use east of the northern segment of Carolina Place, and delete the planned extension of Carolina Place to Industrial Drive from the Countywide Transportation Plan

Considerations:

The subject property is located east of the Edsall Park neighborhood, south and west of Industrial Drive in the Beltway South Industrial Area. The site is planned for and developed with industrial uses. The submission proposes deleting the Carolina Place extension to Industrial Drive from the Countywide Transportation Plan Map. The current Carolina Place intersection is skewed with Edsall Road and closely spaced to the Edsall Road/Interstate 395 interchange. The planned Carolina Place extension is recommended to become the primary access point to the site from Edsall Road.

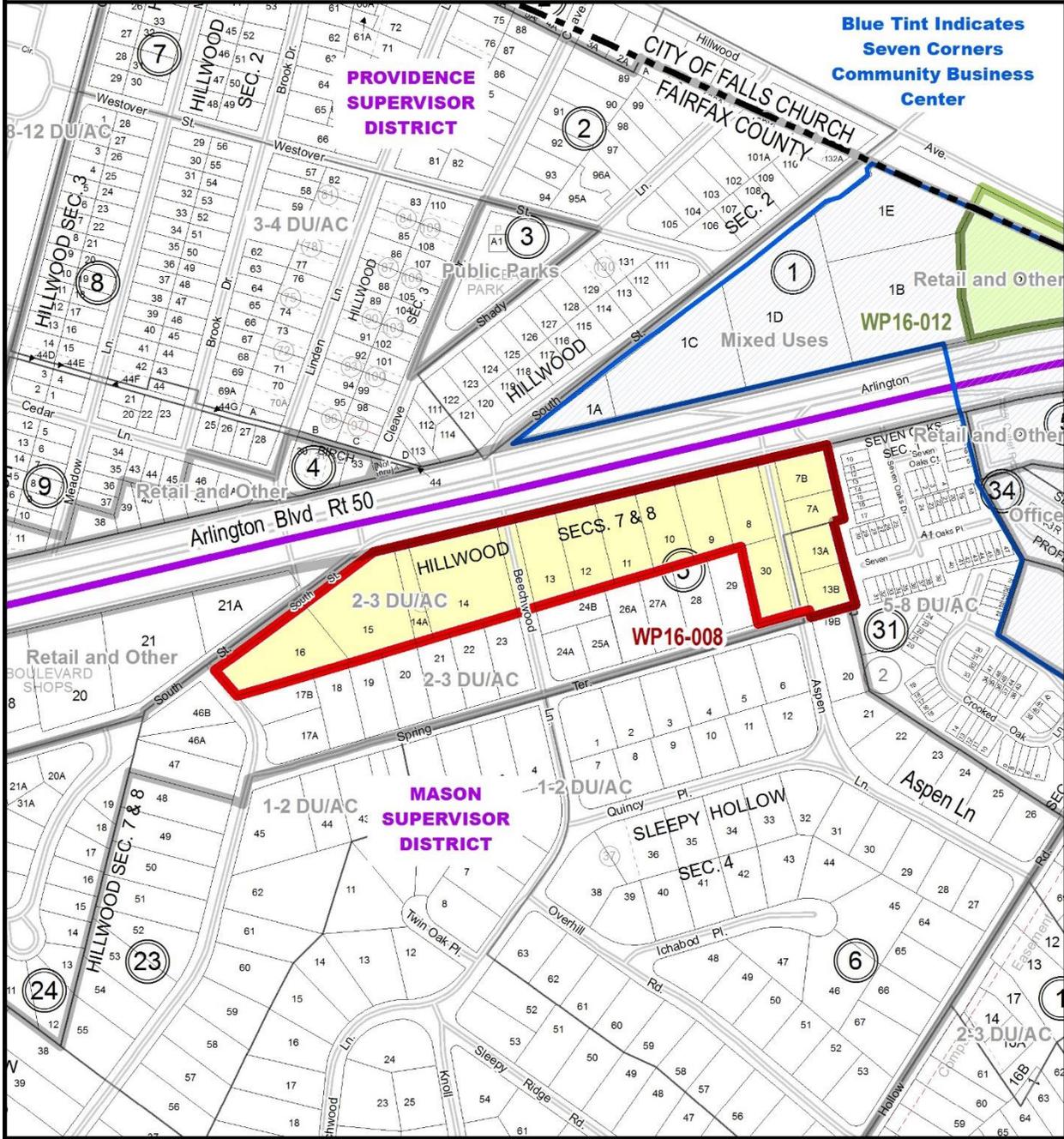
The submission also proposes to amend the Comprehensive Plan to allow for industrial uses at the northern end of the subject property. This approximately 1.65-acre area has been planned for office use since 1974 as a transition to the residential neighborhood to the west, and there has been no change in circumstance to warrant a review of this long-standing land use policy. Area Plans Review (APR) Item 05-I-18A proposed amending the Plan to allow residential use at a density of 8-12 dwelling units per acre (du/ac), with an option for residential/retail mixed use up to an intensity of 1.0 FAR, but was ultimately withdrawn from consideration.

Preliminary Staff Recommendation:

WP16-019 is not recommended to be scheduled on the 2016 Fairfax Forward Plan Amendment Work Program due to the improved transportation connectivity the adopted Plan recommends. Further, there does not seem to be a change in circumstance to warrant the review of long-standing policy for the area along Carolina Place.

WP16-008

Submission for Fairfax Forward 2016 Work Program



KEY **WP16-008** **Other 2016 Work Program Proposals** **Baseline Plan Value**

400 FEET

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Address/Tax Map: 2971, 2991, 2993 Aspen Lane, 6415, 6421, 6425, 6429, 6435, 6439, 6443, 6455, 6461 Arlington Boulevard, 6519 South Street, and 6420 Spring Terrace; Tax Map (TM) Parcels 51-3 ((5)) 7A, 7B, 8, 9, 10, 11, 12, 13, 14, 14A, 15, 16, 30, and 51-3 ((6)) 13A and 13B

Submitter: Albert Riveros

Supervisor District: Mason

Planning Area: Area I

Planning District: Jefferson

Related Plan Amendments: APR 09-I-1J, APR 05-I-2J.

Acreage: 10.05 acres

Current Plan: Residential use at 2-3 dwelling units per acre (du/ac). Commercial encroachment discouraged

Proposed Amendment: Low rise mixed use, and/or residential or commercial townhouses, and/or institutional uses

Considerations:

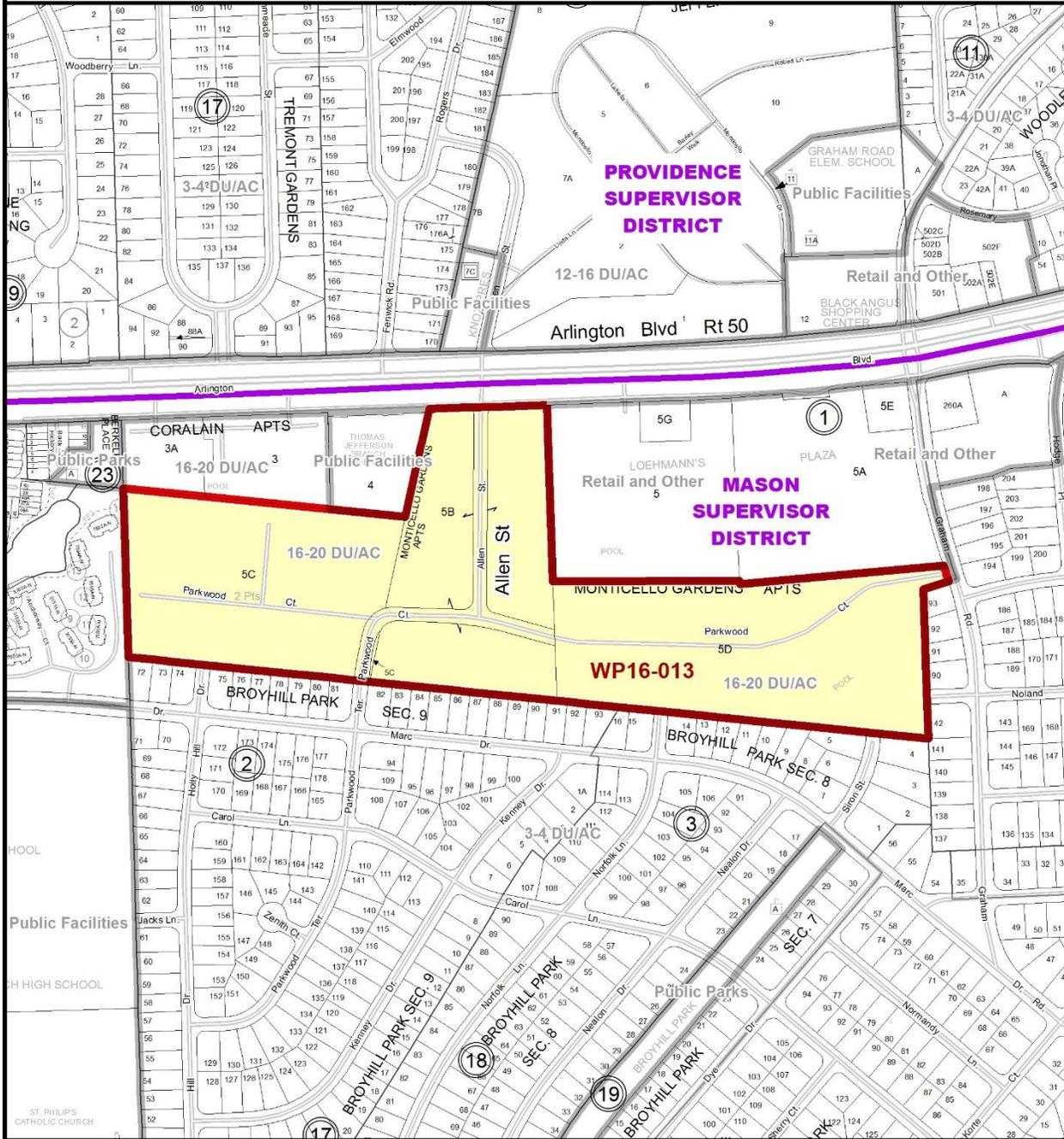
The subject area is bounded by Arlington Boulevard to the north, the Seven Oaks townhouse community to the east, Spring Street to the south, and South Street and Cedarwood Lane to the west. The area is planned for and developed with residential uses at a density of 2-3 du/ac within a Suburban Neighborhood area, south and west of the Seven Corners Community Business Center (CBC). The Plan recommends that these areas be protected and enhanced by ensuring compatible relationships between uses and infill development should be at a compatible use, type, and intensity with the surrounding area. The applicant proposes to expand the CBC and redevelop the subject area for residential and/or commercial uses with higher densities and intensities to respond to the effects of redevelopment north of Arlington Boulevard within the CBC. Arlington Boulevard serves as the boundary line for the CBC, and the proposed commercial component would not be in keeping with the policies for the Suburban Neighborhood areas. The proposed residential component may be similar in use and scale to the Seven Oaks townhouses to the east, which are also outside of the CBC. These townhomes and the rise in elevation from Arlington Boulevard, however, act as a transitional buffer from the CBC, as per the Plan recommendations, and minimize visual and other impacts of the CBC development. Additionally, Appendix 8 of the Policy Plan provide guidelines for consolidation and redevelopment of neighborhoods. These guidelines state that a petition should be signed by 75 percent or more of the owners with a minimum of 75 percent of the land area to demonstrate the commitment of the majority of the neighborhood to redevelop. A petition has not been submitted. These properties were also subject to Area Plans Review (APR) Items 05-I-2J and 09-I-1J that proposed similar change in land use and intensity/density, but the adopted text ultimately remained unchanged.

Preliminary Staff Recommendation:

WP16-008 is not recommended to be scheduled on the 2016 Fairfax Forward Plan Amendment Work Program. The Plan discourages commercial encroachment of CBCs into surrounding neighborhoods and the vegetated buffer west of the Windy Hill neighborhood already serves to demarcate the higher density residential to lower density residential. Further, a neighborhood consolidation petition has not be submitted.

WP16-013

Submission for Fairfax Forward 2016 Work Program



KEY

 **WP16-013**

 **Baseline Plan Value**

500 FEET

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Address/Tax Map: 7400 Parkwood Court; Tax Map (TM) Parcels 50-3 ((1)) 5B, 5C, and 5D

Submitter: David Gill

Supervisor District: Mason

Planning Area: Area I

Planning District: Jefferson

Related Plan Amendments: PA 02-I-1J

Acreage: 39.79

Current Plan: Residential use at 16-20 dwelling units per acre (du/ac)

Proposed Amendment: Provide new planning tools that could encourage reinvestment and more appropriate transition to single-family neighborhood to the south

Considerations:

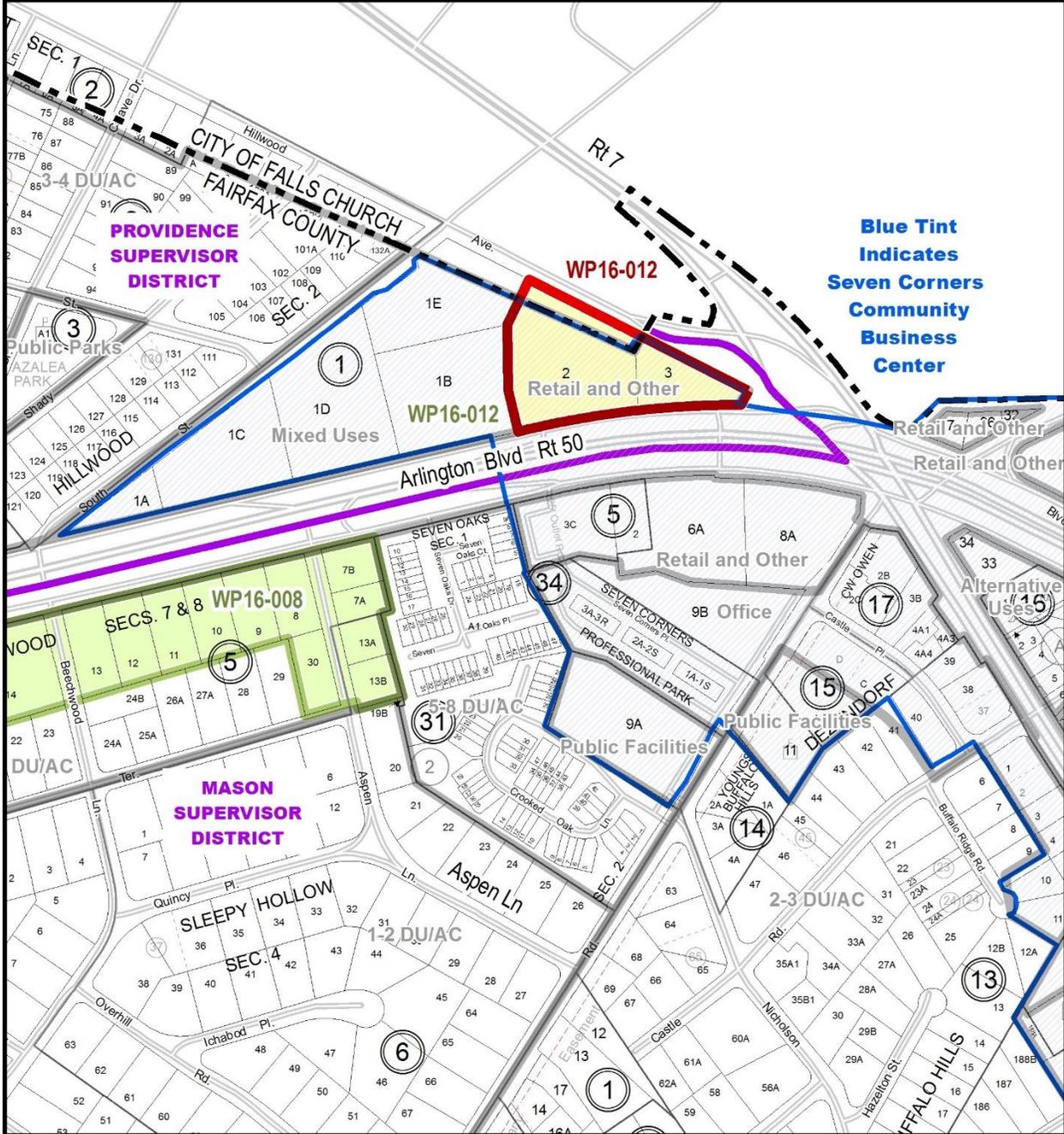
The subject properties are located south of Arlington Boulevard, west of Allen Street. The properties are planned for and developed with multifamily residential use at 16-20 du/ac. The current site consists of primarily 3-level garden-style apartments that are south and west of the Graham Park Plaza Shopping Center, which is currently the subject of Plan Amendment 2015-I-1J. Multifamily residential apartments are located to the west of the subject properties on the eastern edge of the Merrifield Suburban Center, and a stable, single-family residential neighborhood is located to the south. The submission proposes a study of planning tools to encourage appropriate reinvestment, including but not limited to potentially creating a different transition to the established single-family community to the south. The subject properties are within a Suburban Neighborhood area as designated by the Concept for Future Development. These areas are considered stable, where infill development should be a compatible use, type, and intensity to the adjacent uses. Given this context, the existing multifamily development is viewed as an appropriate transition to single-family neighborhoods. In 2002, Plan Amendment 02-I-1J proposed an increase in residential density to 20+ du/ac (up to 40+ du/ac), but was ultimately denied in favor of retaining the existing Plan.

Preliminary Staff Recommendation:

WP16-013 is not recommended to be scheduled on the 2016 Fairfax Forward Plan Amendment Work Program. The subject properties are not designated within an activity center on the Concept for Future Development. The existing uses already provide an appropriate transition from the adjacent uses to the single-family residential neighborhood to the south.

WP16-012

Submission for Fairfax Forward 2016 Work Program



Blue Tint Indicates Seven Corners Community Business Center

KEY WP16-012 Other 2016 Work Program Proposals Baseline Plan Value

400 FEET

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Address/Tax Map:	6320 and 6326 Arlington Boulevard; Tax Map (TM) Parcels 51-3 ((1)) 2 and 3
Submitter:	David Gill
Supervisor District:	Providence
Planning Area:	Area I
Planning District:	Jefferson – Seven Corners Community Business Center (CBC)
Related Plan Amendments:	PA 2013-I-B2 (Seven Corners CBC Land Use and Transportation Study), APR 04-I-2J, PA S97-CW-6CP
Acreage:	3.15
Current Plan:	Neighborhood-serving retail uses at existing intensities, with an option for retail and/or office uses up to 0.50 floor area ratio (FAR); second option for retail/office mixed use up to 0.70 FAR
Proposed Amendment:	Initiate a land use study to consider planning tools to encourage redevelopment, including mixed use redevelopment

Considerations:

The subject properties are located at the northwest corner of the intersection of Arlington Boulevard and Hillwood Avenue in the Seven Corners Community Business Center (CBC). The parcels are planned for and developed with neighborhood-serving retail use at 0.22 FAR, and have options for redevelopment up to intensities of 0.50 FAR and 0.70 FAR, dependent on the level of consolidation within the land unit. The submission proposes initiating a land use study for the subject properties adjacent to the primary interchange of the Leesburg Pike, Broad Street, Arlington Boulevard, Sleepy Hollow Road, Wilson Boulevard, and Hillwood Avenue. These properties were subject of the recently adopted Plan Amendment 2013-I-B2, the Seven Corners CBC Land Use and Transportation Study, which included options for significant redevelopment in a series of mixed use centers designated as Opportunity Areas, which are interconnected via an enhanced transportation grid and an urban parks system. The subject properties are designated by the Plan as a Transitional Area, where moderate changes are anticipated and are not designated as an Opportunity Area. The Transitional Area redevelopment option for the subject properties if a Plan amendment and concurrent rezoning were submitted that would align the redevelopment with the Plan objectives of the Opportunity Area. The adopted Plan also provides a redevelopment option for an intensity up to 0.50 FAR for the subject properties if the two properties consolidated. Previous amendments included: PA S97-CW-6CP added options in the CBC for higher intensity commercial uses and higher density residential uses with consolidation and other conditions, as well as urban design and streetscape guidance that supported other County-wide revitalization initiatives. Area Plans Review (APR) Item 04-I-2J proposed an option for residential or mixed use at an intensity range of 2.0 to 2.5 FAR, but was withdrawn from consideration.

Preliminary Staff Recommendation:

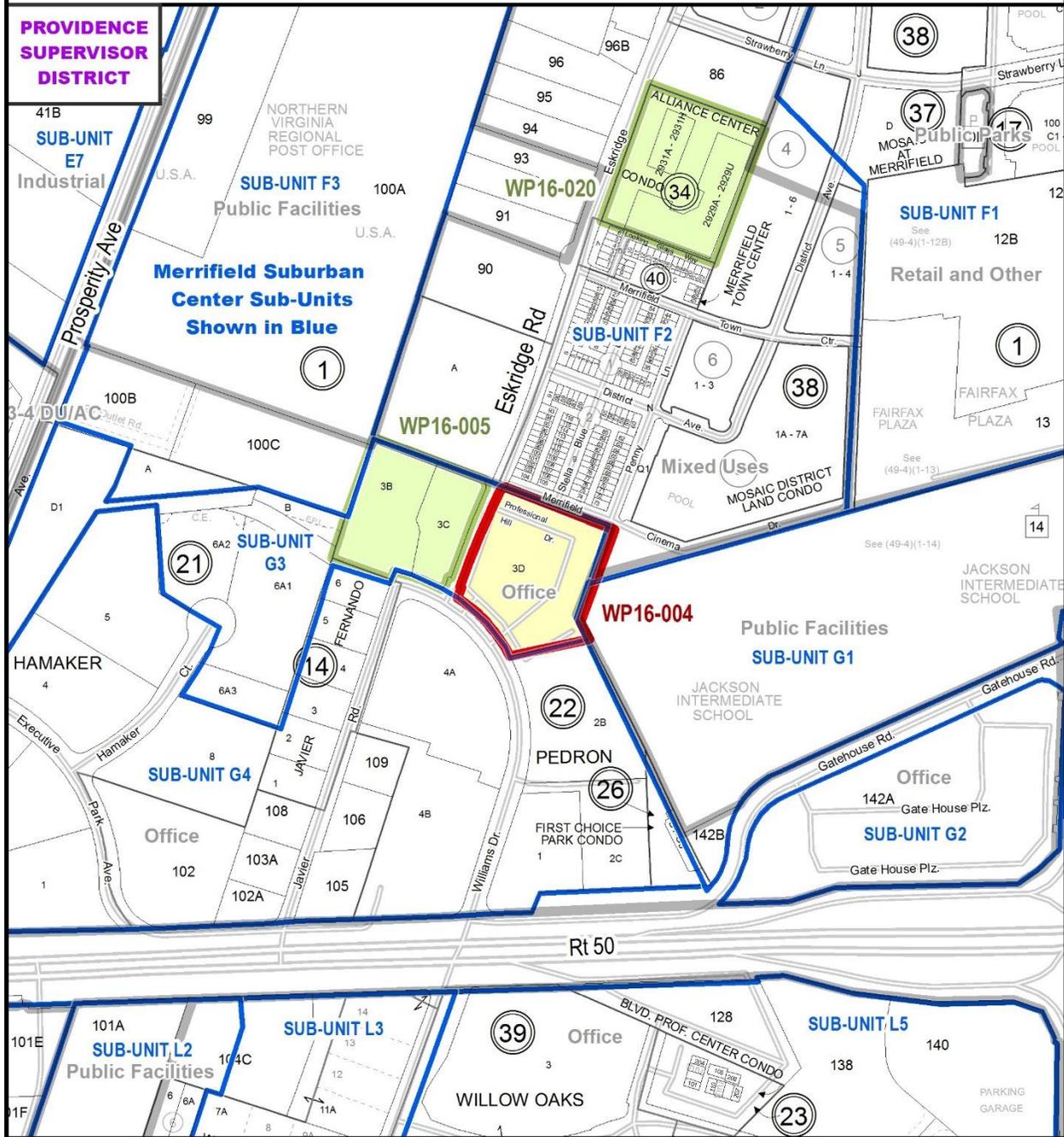
WP16-012 is not recommended to be scheduled on the 2016 Fairfax Forward Plan Amendment Work Program. The recently adopted Plan for the subject properties provides a redevelopment option that is consistent with the concept for future development of the Seven Corners CBC.

WP16-004

Submission for Fairfax Forward 2016 Work Program



PROVIDENCE SUPERVISOR DISTRICT



KEY **WP16-004** **Other 2016 Work Program Proposals** **Baseline Plan Value**

400 FEET

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Address/Tax Map: 3007 and 3015 Williams Drive, 8332 Professional Hill Drive; Tax Map (TM) Parcel 49-3 ((22)) 3D

Submitter: Robert T. Williams

Supervisor District: Providence

Planning Area: Area I

Planning District: Jefferson – Merrifield Suburban Center, Sub-unit G3

Related Plan Amendments: PA S98-CW-2CP (Merrifield Study), PA 2013-I-MS1

Acreage: 3.26

Current Plan: Office use at 0.70 floor area ratio (FAR) with option to redevelop in conjunction with mixed-use redevelopment to the north (Sub-unit F2) with achievement of Eskridge Drive extension to Williams Drive

Proposed Amendment: Adjust mixed-use options to recommend redevelopment alone or in conjunction with mixed-use redevelopment in the town center core area to the north (Sub-unit F2) at the same intensity and conditions

Considerations:

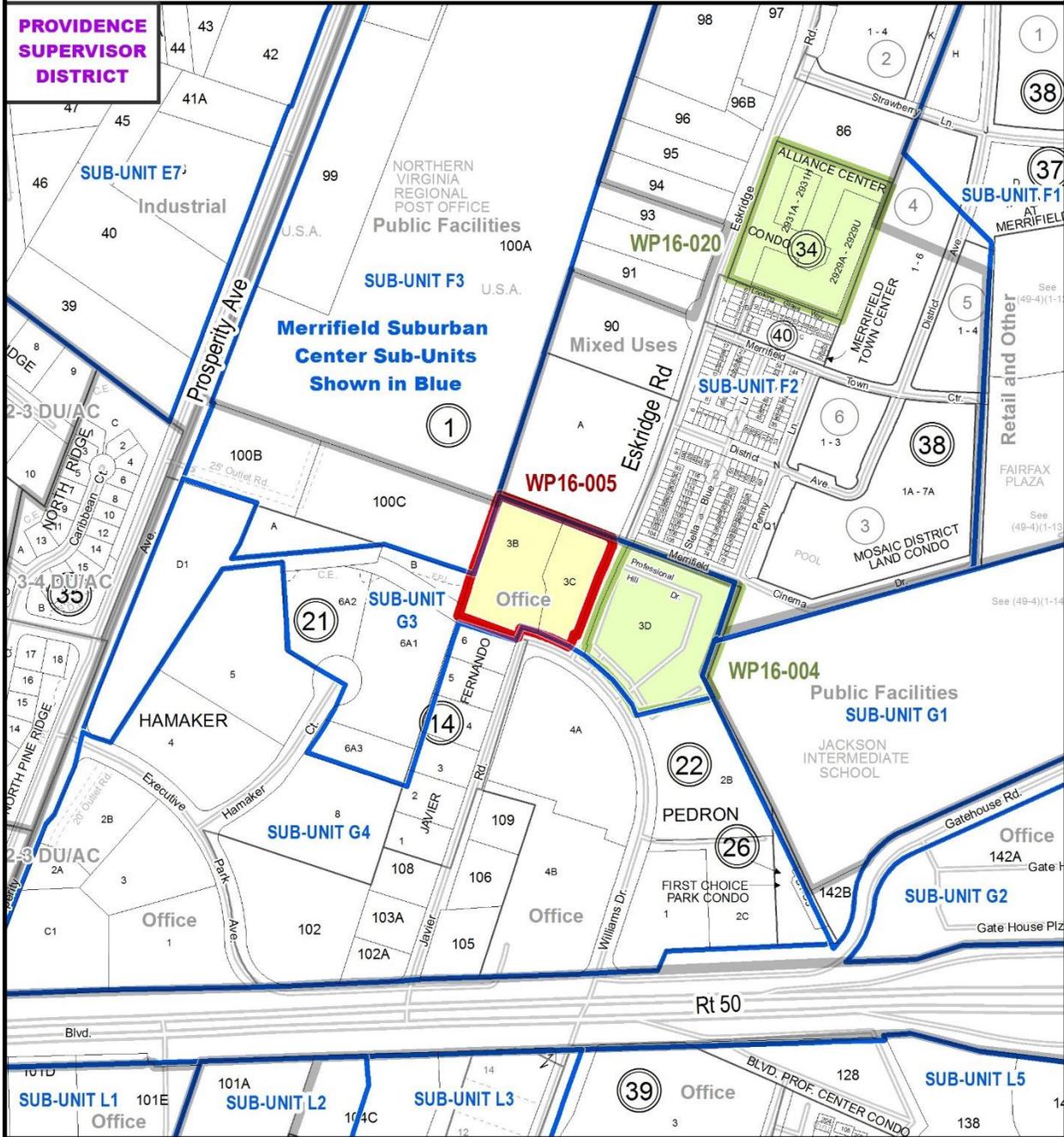
The subject property is located at the northeast corner of the Eskridge Road and Williams Drive intersection and developed with office uses in the Merrifield Suburban Center. The adopted Plan for the suburban center, a result of the Merrifield Suburban Center Study (PA S98-CW-2CP), in 2002 recommends redevelopment concentrated in two core areas, one at a transit station and the other at a town center connected by a Main Street. The Plan balances land uses with transportation and public facilities improvements in the area. The subject area is located adjacent to the southern edge of the town center core area. The Plan option envisions redevelopment of this site in conjunction with parcels located in the town center with the condition of the extension of Eskridge Drive to Williams Drive. As part of the ongoing redevelopment of the town center area north of the subject property and the extension of Eskridge Drive has occurred. The subject property was not consolidated with the redevelopment to the north, and did not facilitate the extension of Eskridge Drive. With the road extension completed, the redevelopment option for the subject property may be limited. PA 2013-I-MS1 is an editorial and implementation update study of the Merrifield Suburban Center that is currently in progress.

Preliminary Staff Recommendation:

Any amendments to the adopted Plan for the Merrifield Suburban Center should occur through an areawide process that comprehensively assesses land use changes in the area similar to the development of the adopted Plan. There has been a considerable amount of redevelopment within the town center, and implementation is ongoing. An areawide amendment is not recommended for review until implementation of the adopted Plan is further along and comprehensive assessment of future conditions can be completed. WP16-004 is not recommended for addition to the 2016 Fairfax Forward Plan Amendment Work Program.

WP16-005

Submission for Fairfax Forward 2016 Work Program



KEY **WP16-005** **Other 2016 Work Program Proposals** **Baseline Plan Value**

400 FEET

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Address/Tax Map: 3016 and 3022 Williams Drive; Tax Map (TM) Parcels 49-3 ((22)) 3B and 3C

Submitter: Robert T. Williams

Supervisor District: Providence

Planning Area: Area I

Planning District: Jefferson – Merrifield Suburban Center, Sub-Unit G3

Related Plan Amendments: PA S98-CW-2CP (Merrifield Study), PA 2013-I-MS1

Acreage: 2.63

Current Plan: Office use at 0.70 floor area ratio (FAR)

Proposed Amendment: Add an option for mixed-use redevelopment at the same intensity and conditions as the town center core area to the north (Sub-unit F2), if redeveloped together or in conjunction with Sub-unit F2 and/or Parcel 49-3((22)) 3D

Considerations:

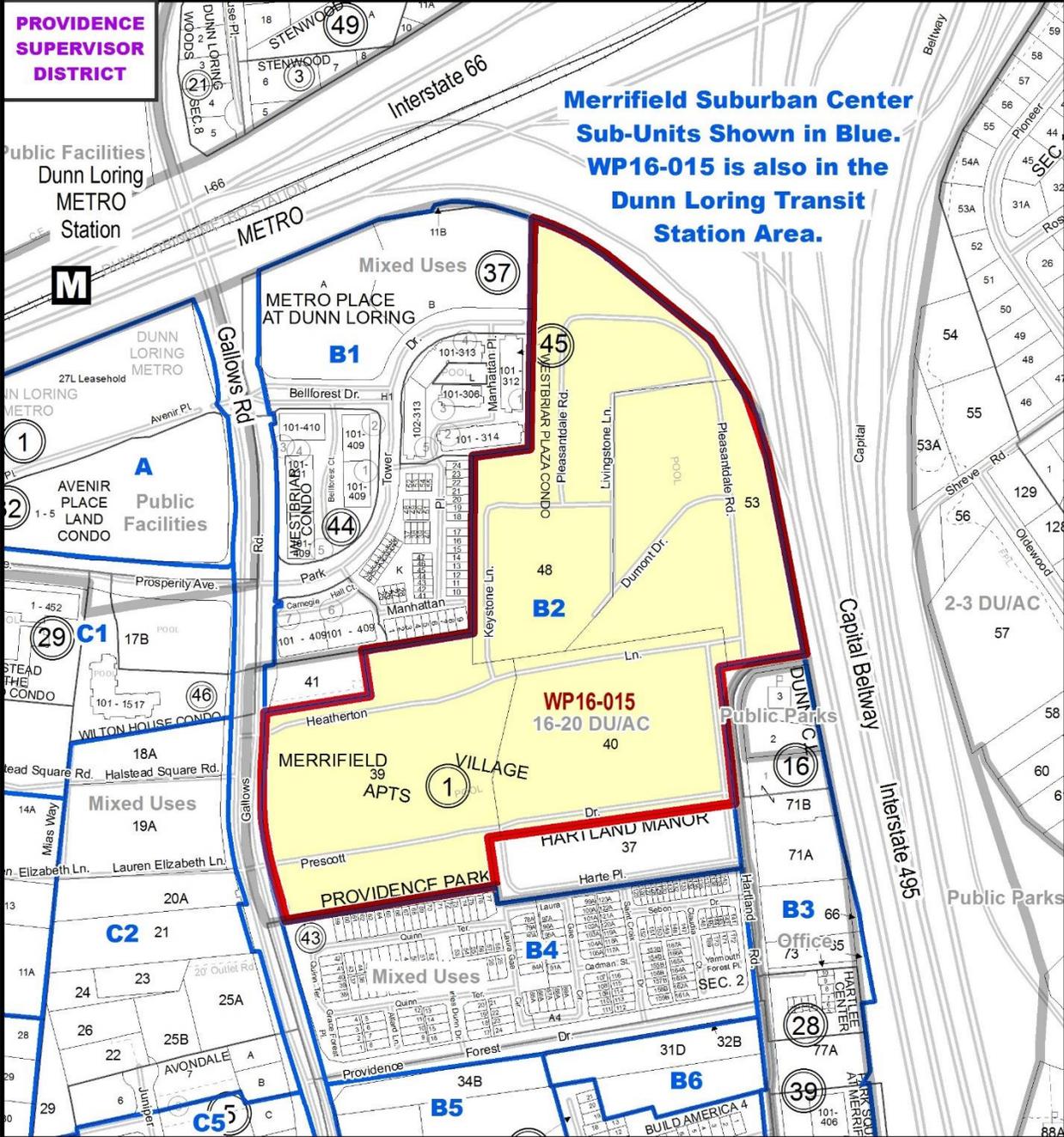
The subject parcels are located at the northwest corner of Eskridge Drive and Williams Drive and developed with office uses within the Merrifield Suburban Center. The adopted Plan for the suburban center, a result of the Merrifield Suburban Center Study (PA S98-CW-2CP) recommends redevelopment concentrated in two core areas, one at a transit station and the other at a town center connected by a Main Street. The Plan balances land uses with transportation and public facilities improvements in the area. The subject parcels are adjacent to the southern end of the town center core area (Sub-unit F2) of the Merrifield Town Center. The submission proposes to extend the recommendations of the town center onto the subject parcels. PA 2013-I-MS1 is an editorial and implementation update study of the Merrifield Suburban Center that is currently in progress.

Preliminary Staff Recommendation:

Any amendments to the adopted Plan for the Merrifield Suburban Center should occur through an areawide process that comprehensively assesses land use changes in the area similar to the development of the adopted Plan. There has been a considerable amount of redevelopment within the town center, and implementation is ongoing. An areawide amendment is not recommended for review until implementation of the adopted Plan is further along and a comprehensive assessment of future conditions can be completed. WP16-005 is not recommended for addition to the 2016 Fairfax Forward Plan Amendment Work Program.

WP16-015

Submission for Fairfax Forward 2016 Work Program



KEY **WP16-015** Baseline Plan Value

400 FEET

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Address/Tax Map:	2743 Gallows Road; Tax Map (TM) Parcels 49-2 ((1)) 39, 40, 48, 53
Submitter:	David Gill
Supervisor District:	Providence
Planning Area:	Area II
Planning District:	Jefferson – Merrifield Suburban Center, Sub-unit B2
Related Plan Amendments:	PA 2013-I-MS1, APR 08-I-3MS, APR 04-I-2MS, PA S98-CW-2CP (Merrifield Study)
Acreage:	35.23
Current Plan:	Residential use at a density of 16-20 dwelling units per acre (du/ac), with an option for residential redevelopment at 30-40 du/ac, which should include support retail and service uses, and may include some limited office use.
Proposed Amendment:	Residential mixed use up to an intensity of 1.45 floor area ratio (FAR), with an option to increase to 1.85 FAR

Considerations:

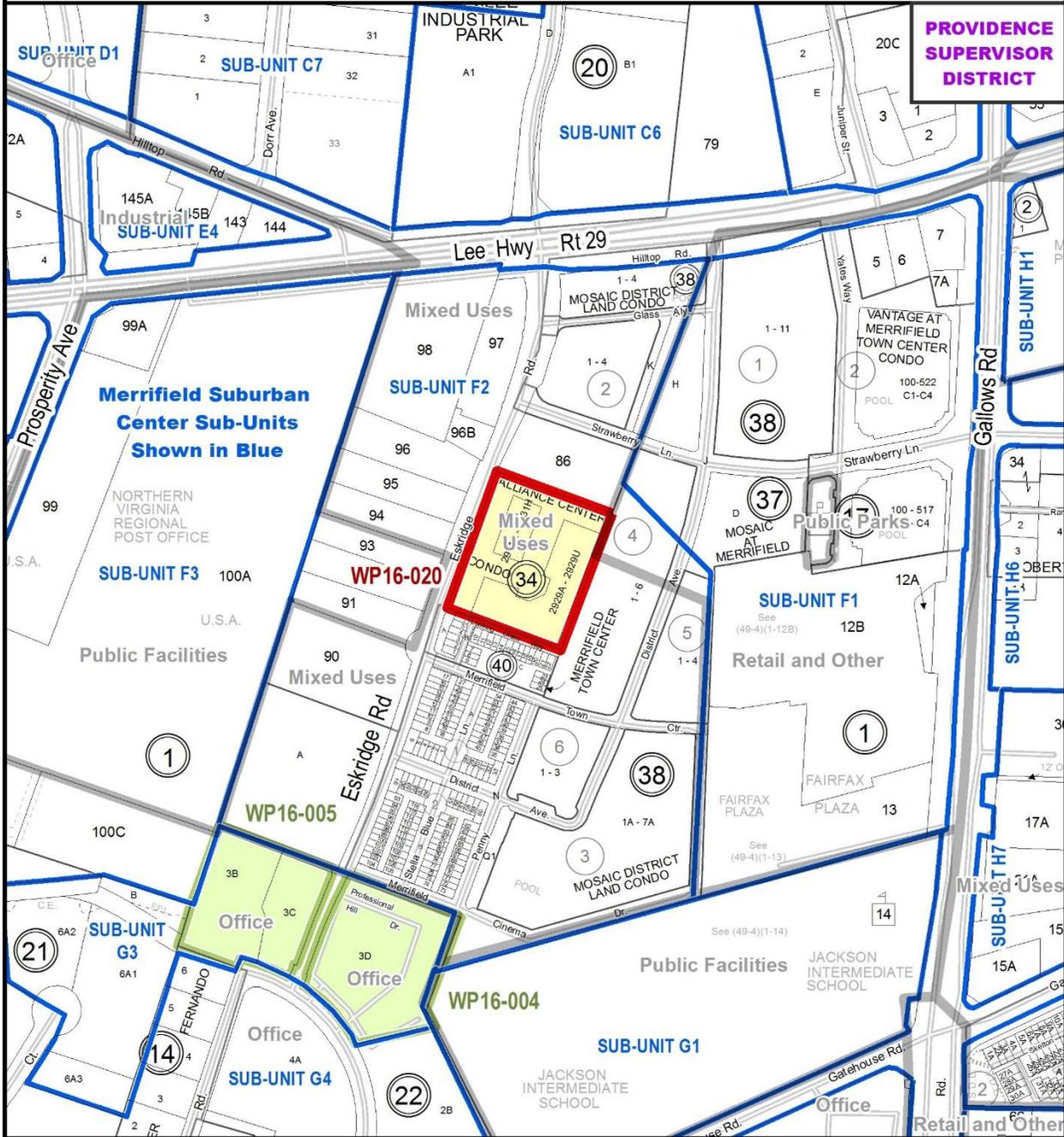
The subject property is located east of Gallows Road, and southwest of the Interstate 66 and Interstate 495 interchange in the Merrifield Suburban Center. The property is planned and development with multifamily residential uses at 16-20 du/ac. The Comprehensive Plan provides an option to increase the density up to 30-40 du/ac, which should include support retail and service uses, and may include some limited office use. The Concept for Future Development of the suburban center designates the subject property as an Area Adjacent to the Core Area of the Dunn Loring Transit Station Area (TSA). As such, the property is planned to become more urban and pedestrian-oriented in character, but with less intense development than the core area. This is consistent with county transit-oriented development policy that recommends areas like the subject property, located ¼ to ½-mile from the transit station to taper intensity to the non-core areas. Properties to the northwest of the subject area are planned within the core area for a mix of office and multifamily residential uses at an intensity up to 1.4 FAR. Properties to the south are planned for and developed with residential townhouses at a density of 8-12 du/ac and office uses. The submission proposes to add a redevelopment option for residential mixed use up to an intensity of 1.45 FAR, with an additional option of 1.85 FAR. The inclusion of nonresidential uses at a higher intensity would effectively expand the core area of the TSA and would exceed the planned intensity in the core area immediately to the north. This would work against the establishment of an effective taper. In 2004, Area Plans Review (APR) Item 04-I-2MS proposed an option for mixed use at an intensity up to 2.0 FAR with residential, retail, and office, and was ultimately withdrawn from consideration. APR 08-I-3MS proposed a residential mixed use option at an intensity range from 1.45 FAR to 1.85 FAR, and was also ultimately withdrawn from consideration. PA 2013-I-MS1 is an editorial and implementation update study of the Merrifield Suburban Center that is currently in progress.

Preliminary Staff Recommendation:

Any amendments to the adopted Plan for the Merrifield Suburban Center should occur through an areawide process that comprehensively assesses land use changes in the area. There has been a considerable amount of redevelopment within the area, and implementation is ongoing. An areawide amendment is not recommended for review until implementation has progressed further when a comprehensive assessment of future conditions can be completed. WP16-015 is not recommended for addition to the 2016 Fairfax Forward Plan Amendment Work Program. Despite this, the proposed intensity would be too high compared to what is currently planned in the core area. If study is supported, a lesser intensity should be considered.

WP16-020

Submission for Fairfax Forward 2016 Work Program



KEY **WP16-020** **Other 2016 Work Program Proposals** **Baseline Plan Value**

400 FEET

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Address/Tax Map: 2929 and 2931 Eskridge Road – Tax Map (TM) Parcels 49-3 ((34))
2929A-U and 2931A-H

Submitter: Brian Winterhalter

Supervisor District: Providence

Planning Area: Area I

Planning District: Jefferson – Merrifield Suburban Center, Sub-unit F2

Related Plan Amendments: PA 2013-I-MS1, PA S98-CW-2CP (Merrifield Study)

Acreage: 3.23

Current Plan: Industrial and office uses up to 0.50 floor area ratio (FAR), with an option for office and retail uses up to 0.65 FAR; alternative option for residential and/or hotel mixed use up to 1.20 FAR

Proposed Amendment: Increase alternative option for mixed use up to 1.90 FAR

Considerations:

The subject property is located on the east side of Eskridge Road, south of Strawberry Lane, and within the town center core area of the Merrifield Suburban Center. The site is planned and developed with industrial and office uses up to an intensity of 0.50 FAR. The subject property has an option for retail uses up to an intensity of 0.65 FAR, and an alternative option for residential and/or hotel mixed use up to an intensity of 1.20 FAR with consolidation and other conditions. The adopted Plan resulting from PA S98-CW-2CP for the suburban center recommends redevelopment in two core areas, one at a transit station and the other at a town center, connected by a Main Street to concentrate redevelopment and balance land uses with transportation and public facilities improvements in the area. The subject site is located within the planned Merrifield Town Center Core Area of the suburban center, and Eskridge Road is envisioned to be the primary main street that connects the core to the Dunn Loring-Merrifield Metro station. The submission proposes to increase the intensity on the subject property up to an intensity of 1.90 FAR, which would be greater than the overall intensity in the town center area and may be considered piecemeal replanning of the area. PA 2013-I-MS1 is an editorial and implementation update study of the Merrifield Suburban Center that is currently in progress.

Preliminary Staff Recommendation:

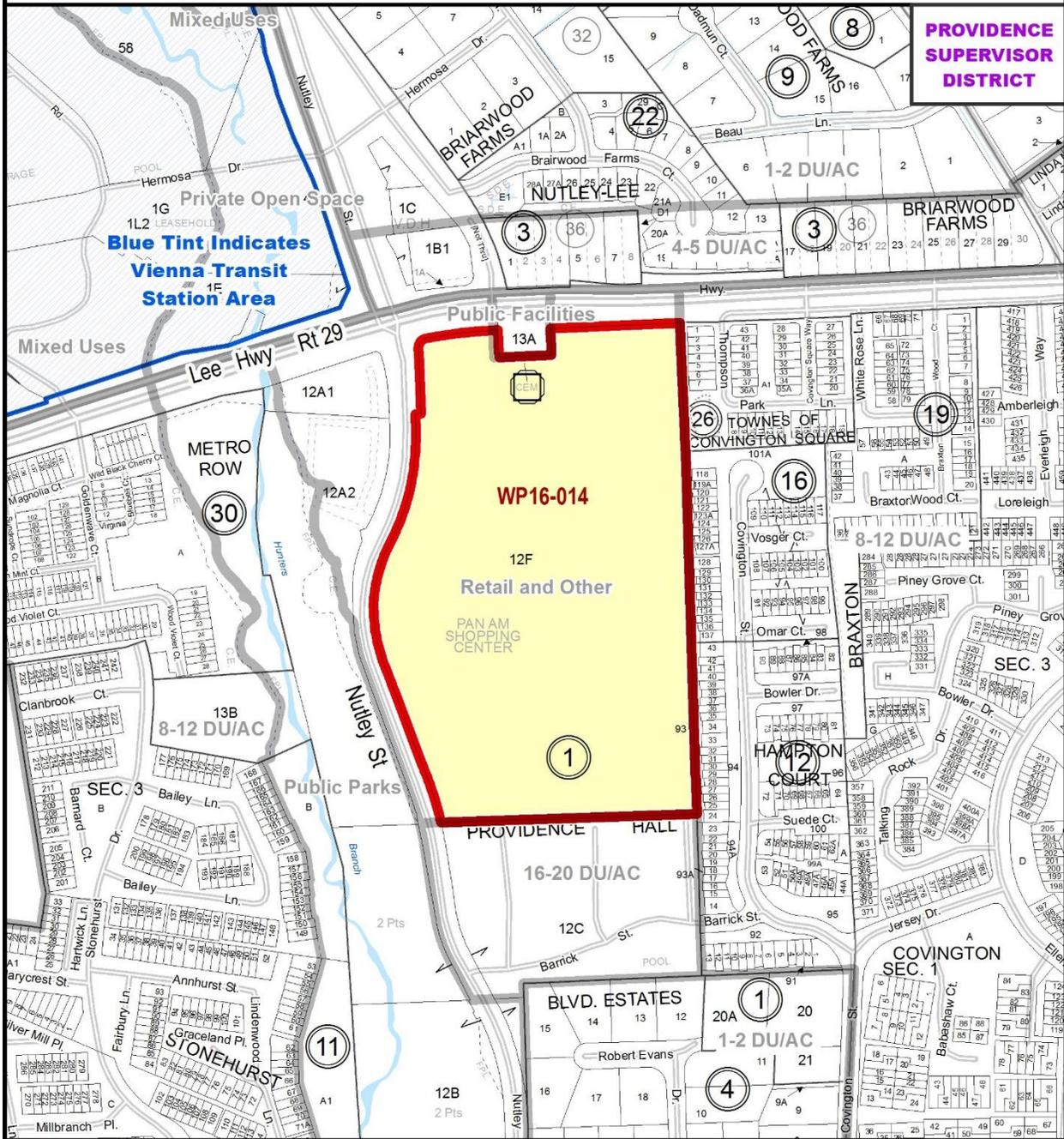
Any amendments to the adopted Plan for the Merrifield Suburban Center should occur through an areawide process that comprehensively assess land use changes in the area. There has been a considerable amount of redevelopment within the town center, and implementation is ongoing. An areawide amendment is not recommended for review until implementation of the adopted Plan has progressed further and a comprehensive assessment of future conditions can be completed. WP16-020 is not recommended for addition to the 2016 Fairfax Forward Plan Amendment Work Program.

WP16-014

Submission for Fairfax Forward 2016 Work Program



**PROVIDENCE
SUPERVISOR
DISTRICT**



KEY **WP16-014** Baseline Plan Value

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
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Address/Tax Map: 9121 Lee Highway; Tax Map (TM) Parcel 48-4 ((1)) 12F
 Submitter: David Gill

Supervisor District: Providence
 Planning Area: Area II
 Planning District: Vienna
 Related Plan Amendments: APR 08-II-IV
 Acreage: 25.18

Current Plan: Community serving retail use up to 0.35 floor area ratio (FAR)

Proposed Amendment: Add an option for residential mixed use

Considerations:

The subject property is located at the southeast corner of the Lee Highway and Nutley Street intersection. The property is planned for and developed with community-serving retail uses within a Suburban Neighborhood outside of the Vienna Transit Station Area (TSA), as designated by the Concept for Future Development. The property is beyond the half-mile distance from the transit station considered to be optimal for walking to Metro. Within Suburban Neighborhoods, the Plan recommends that infill development should be of a compatible use, type, and intensity as outlined in the Policy Plan. The area surrounding the property is planned for and developed with residential uses at a variety of densities including 4-5 dwelling units per acre (du/ac), 8-12 du/ac, and 16-20 du/ac. The submission proposes adding an option for residential mixed-use to the Plan to create a neighborhood-oriented gathering place. The proposed mixed-use concept would not be in keeping with the Suburban Neighborhood character of the area. Further, the present pattern of development suggests that Lee Highway is a natural demarcation line between higher-density development oriented to Metro and lower-density uses south of Lee Highway. In 2008, Area Plans Review (APR) Item 08-II-IV proposed a similar option for a residential mixed use center up to an intensity of 0.80 FAR, but was ultimately denied in favor of retaining the existing Plan.

Preliminary Staff Recommendation:

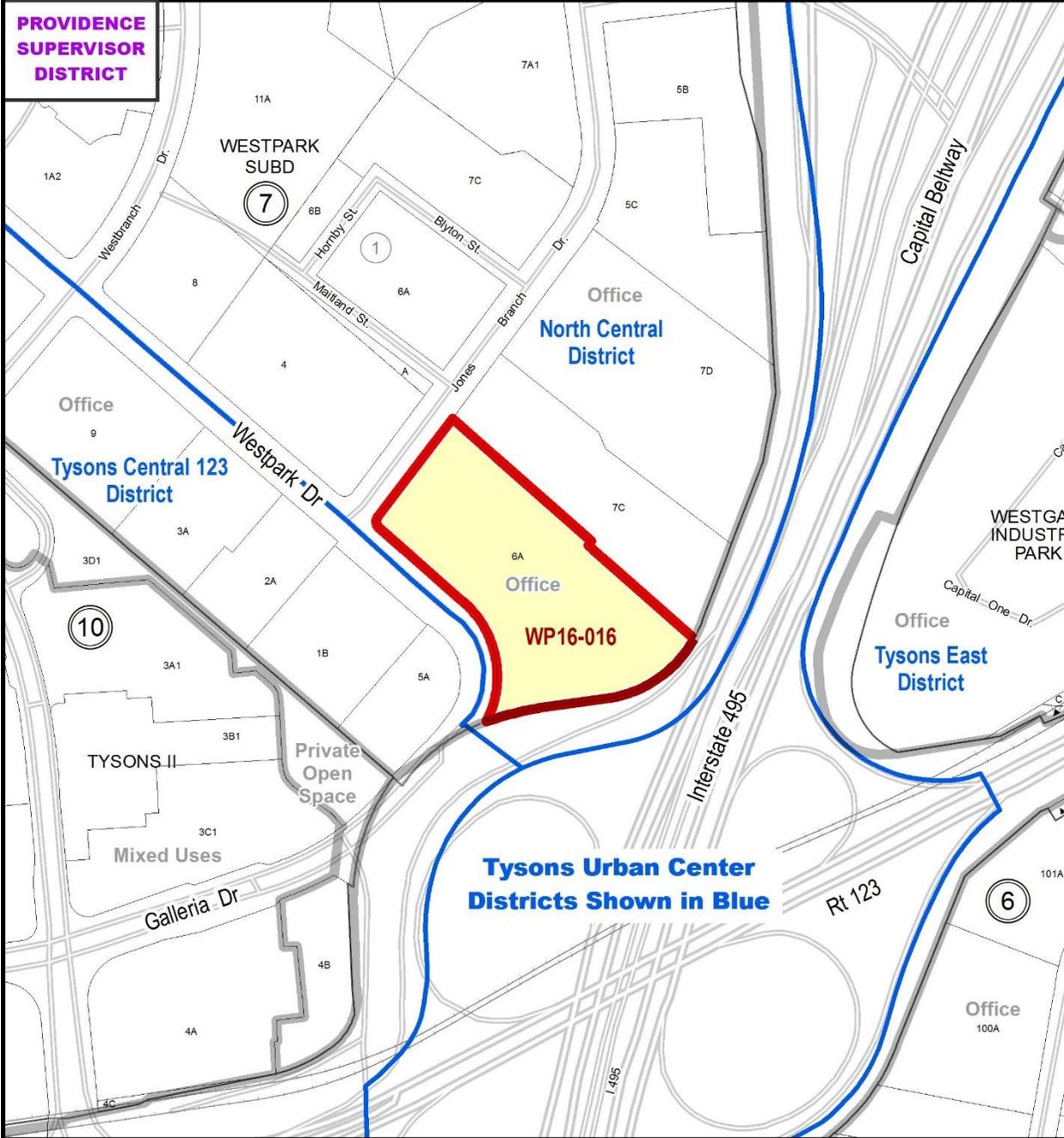
WP16-014 is not recommended to be scheduled on the 2016 Fairfax Forward Plan Amendment Work Program. The subject property is not designated as a mixed-use center in the Concept for Future Development. The property is located outside the transit-oriented development area, and development potential still remains under the current Plan.

WP16-016

Submission for Fairfax Forward 2016 Work Program



**PROVIDENCE
SUPERVISOR
DISTRICT**



KEY

 **WP16-016**

 Baseline Plan Value

400 FEET

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Address/Tax Map: 7900 Westpark Drive; Tax Map (TM) Parcel 29-4 ((7)) 6A
 Submitter: Greg Riegler

Supervisor District: Providence
 Planning Area: Area II
 Planning District: McLean – Tysons Corner Urban Center
 Related Plan Amendments: PA S13-II-TY1, PA ST05-CW-1CP (Tysons Land Use Study), PA S93-CW-2CP (Tysons Urban Center Plan)

Acreage: 7.9

Current Plan: Office use per existing use

Proposed Amendment: Increase office use up to an intensity of 3.0 floor area ratio (FAR) and height up to 200 feet

Considerations:

The subject parcel is located east of the intersection of Jones Branch Drive and Westpark Drive in the Tysons Corner Urban Center – North Central District. The property is planned for and developed with office use at a 1.70 FAR and is located within a designated Non-Transit Oriented Development (TOD) District. The concept for future development in Tysons links intensity to transit accessibility based on distance and willingness to walk to Metro stations, similar to countywide TOD policy. The property is not within the identified ½-mile radius of the Tysons Corner Metro Station, and redevelopment of the subject parcel is limited to office use with an urban character up to 1.65 FAR and building height up to 175 feet. The proposed additional intensity on the site would be considered piecemeal replanning of a singular parcel, and a more effective evaluation of the issue should be included only as part of a comprehensive review of the Tysons District Wide Recommendations. In 1994, the Board adopted PA S93-CW-2CP, ushering in the Tysons Urban Center Plan. In 2010, the Board adopted PA ST05-CW-1CP, that added new densities and intensities, and urban design guidelines organized around four Metrorail stations. Ongoing PA S13-II-TY1 is an editorial update to the Tysons Plan.

Preliminary Staff Recommendation:

The submitter asked to withdraw WP16-016 from consideration on April 12, 2016.

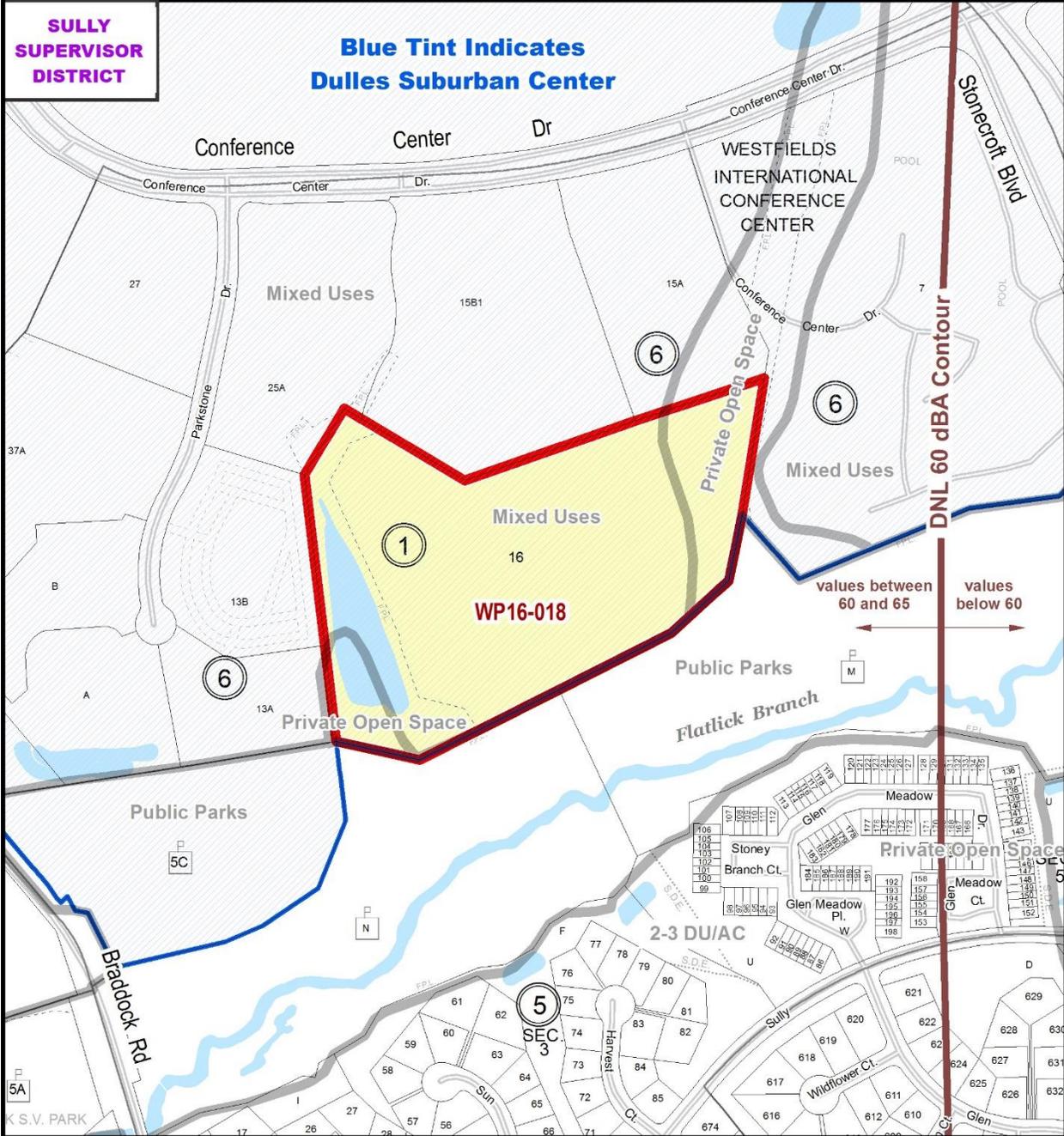
WP16-018

Submission for Fairfax Forward 2016 Work Program



**SULLY
SUPERVISOR
DISTRICT**

**Blue Tint Indicates
Dulles Suburban Center**



KEY



WP16-018

Airport Noise Contour



Baseline Plan Value

400 FEET

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Address/Tax Map: No address; Tax Map (TM) Parcel 43-4 ((1)) 16
 Submitter: Greg Riegler

Supervisor District: Sully
 Planning Area: Area III
 Planning District: Bull Run – Dulles Suburban Center, Land Unit J
 Related Plan Amendments: PA 2013-III-DS1 (Dulles Suburban Center Study), PA S92-CW-4CP (Dulles Suburban Center Plan)

Acreage: 19.91

Current Plan: Office, conference center/hotel, industrial/flex and industrial use at an average intensity of 0.50 floor area ratio (FAR), and private open space

Proposed Amendment: Add an option for residential use

Considerations:

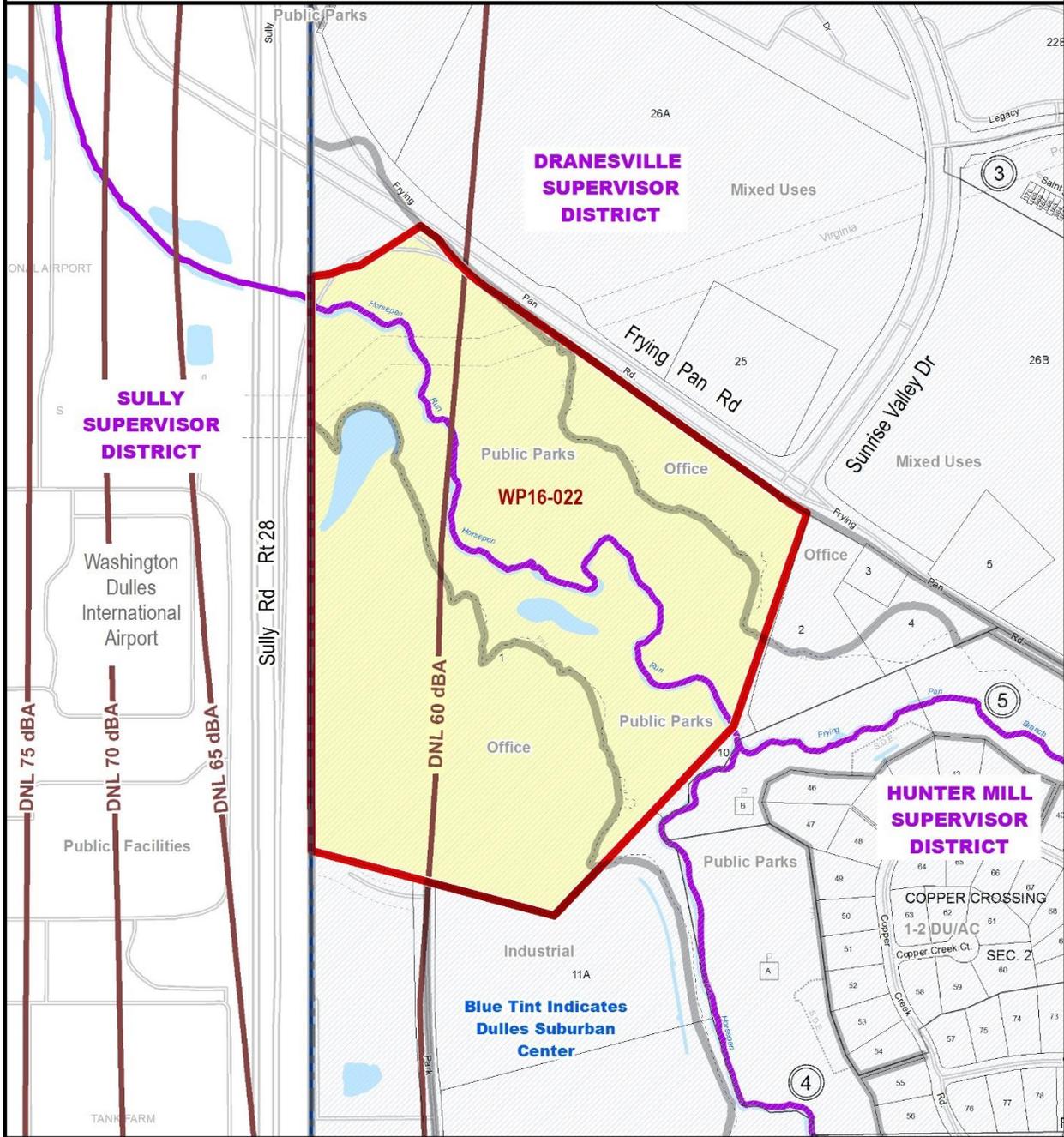
The subject parcel is generally located south of Conference Center Drive, east of Parkstone Drive, and north of Flatlick Branch stream valley within the Westfields Corporate Center in the Dulles Suburban Center. The site is planned for office, conference center/hotel, industrial/flex and industrial uses at an average intensity of 0.50 FAR, and open space. The subject parcel is currently vacant. The submission proposes to add an option for residential use to the Comprehensive Plan to provide a balance of employment and residents within the area. The subject parcel is located within the Airport Noise Impact Overlay District within the Day-Night Average Sound Level (DNL) 60-65 decibels (dBA) contour. Long-standing Comprehensive Plan policy strongly discourages noise-sensitive uses including residential development within areas with projected aircraft noise exceeding DNL 60 dBA. In 1993, the Board adopted PA S92-CW-4CP that resulted with the Dulles Suburban Center Plan. The Dulles Suburban Center Study (PA 2013-III-DS1) will evaluate different land use options and editorial revisions for the center.

Preliminary Staff Recommendation:

The submitter asked to withdraw WP16-018 from consideration on April 11, 2016.

WP16-022

Submission for Fairfax Forward 2016 Work Program



KEY



WP16-022



Airport Noise Contour



Baseline Plan Value

500 FEET

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Address/Tax Map: 13801 Frying Pan Road; Tax Map (TM) Parcel 24-2 ((1)) 1
 Submitter: Greg Riegle

Supervisor District: Dranesville and Sully
 Planning Area: Area III
 Planning District: Upper Potomac – Dulles Suburban Center, Land Unit D-1
 Related Plan Amendments: PA 2013-III-DS1 (Dulles Suburban Center Study), APR 08-III-6DS, PA S06-III-UP1, APR 04-III-5DS, PA S00-III-UP2, PA S92-CW-4CP (Dulles Suburban Center Plan)

Acreage: 66.07

Current Plan: Office use up to 0.15 floor area ratio (FAR), and public parks, with an option for office, hotel, recreational facilities and support retail uses up to 0.40 FAR

Proposed Amendment: Include an option for townhouse residential use

Considerations:

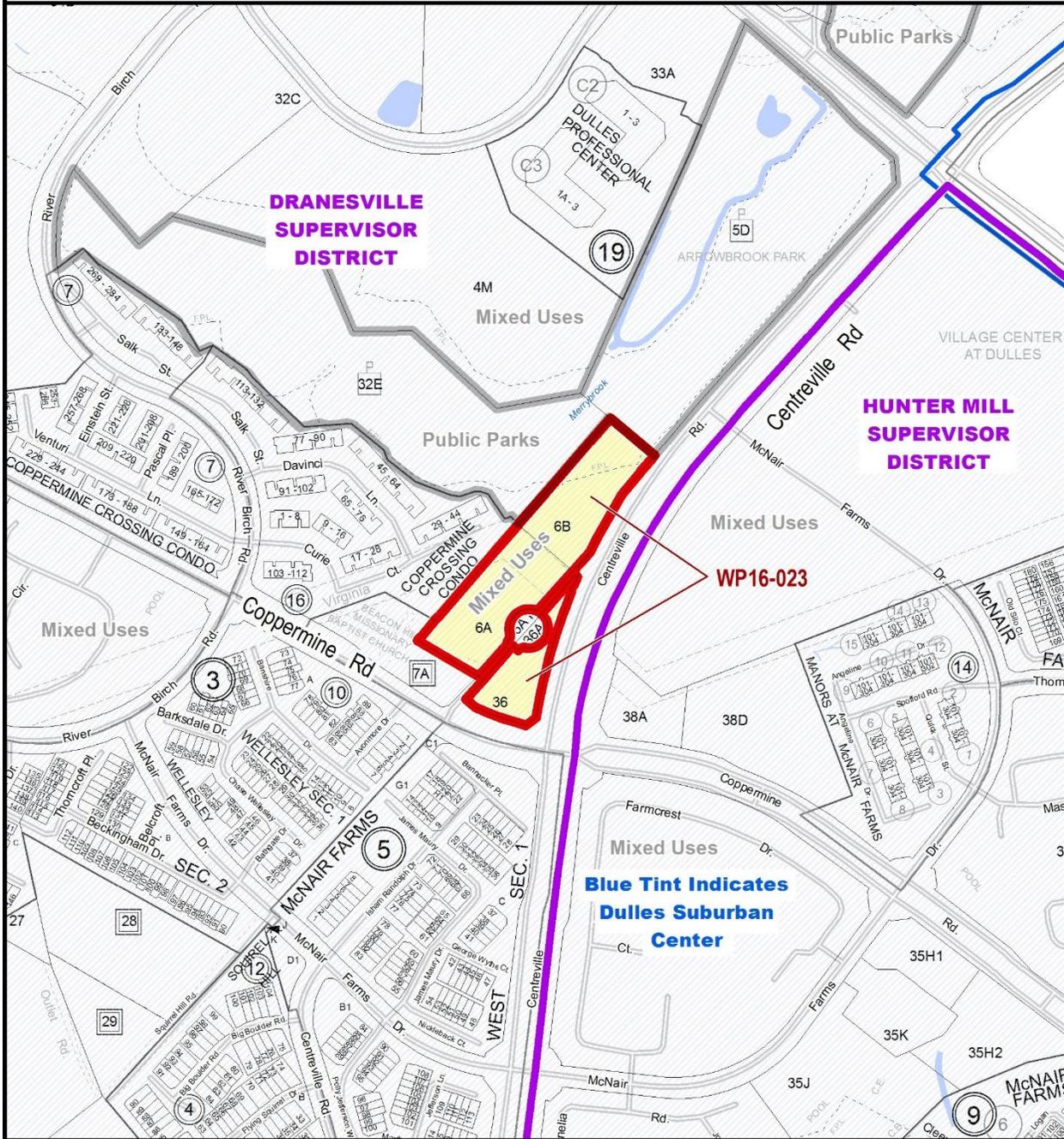
The subject property is located in the Dulles Suburban Center south of Frying Pan Road, east of Sully Road/Route 28, and north of Park Center Road, with the Horse Pen Run stream valley traversing through it. The site is planned for office use with an option for office, hotel, recreational facilities, and support retail up to 0.40 FAR, and is currently vacant. Land to the north is vacant and planned for mixed use, and land to the south is planned and developed with office uses. The submission proposes amending the Plan for residential townhomes in place of office uses. Approximately one-third of the property lies within the Day-Night Average Sound Level (DNL) 60-65 decibels (dBA) Airport Noise Contour, which would not be appropriate for redevelopment as noise-sensitive uses based on long-standing county policy. Area Plans Review (APR) Item 04-III-5DS proposed to modify an option to allow mixed use, including office, hotel, retail, and residential, up to an intensity of 0.35 FAR, but was deferred indefinitely. The adoption of APR 08-III-6DS resulted in amending the redevelopment option for non-residential uses up to an intensity of 0.70 FAR with added Plan text addressing traffic circulation, improved site access, and high quality urban style architecture. PA 2013-III-DS1 is a current study to evaluate different land use options and editorial updates within the suburban center.

Preliminary Staff Recommendation:

The county is currently in the process of conducting a land use study for the Dulles Suburban Center (PA 2013-III-DS1). Staff recommends incorporating WP16-022 into the study in order for the comprehensive review of impacts from all proposed land use changes in the area on supporting infrastructure and public facilities, including transportation impacts and the planned extension of Park Center Road to Frying Pan Road; environment constraints; and noise issues to be evaluated.

WP16-023

Submission for Fairfax Forward 2016 Work Program



KEY



WP16-023



Baseline Plan Value

400 FEET

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Address/Tax Map: 2444 and 2450 Centreville Road; Tax Map (TM) Parcels 16-3 ((1)) 6A, 6B, and 36

Submitter: Lynne J. Strobel

Supervisor District: Dranesville

Planning Area: Area III

Planning District: Upper Potomac – Dulles Suburban Center, Land Unit A-3

Related Plan Amendments: PA 2013-III-DS1 (Dulles Suburban Center), PA ST09-III-DS1, APR 01-III-6UP, PA S98-CW-4CP, PA S97-CW-2CP, PA S92-CW-4CP

Acreage: 4.35

Current Plan: Mix of uses at an intensity range of 0.50 to 1.0 floor area ratio (FAR), including a combination of office or hotel and retail uses, excluding automobile intensive uses and drive through uses, except as may be associated with financial institutions

Proposed Amendment: Allow additional community-serving retail uses

Considerations:

The subject properties are located in the Dulles Suburban Center at the northwest corner of the intersection of Centreville Road and Coppermine Road. The properties are planned for mixed use office or hotel, and retail uses at 0.50 to 1.0 FAR, with conditions that discourage auto-oriented retail uses. Parcel 36 is currently developed with a bank, and the remaining two parcels are vacant. Land to the north is vacant and planned for public parks, and land to the west is planned for mixed use and developed with residential townhomes. The submission proposes amending the Plan to allow for additional community-serving retail uses. These uses may support recent development in the area. The adopted Plan resulted from Area Plans Review (APR) Item 01-III-6UP which added site specific guidance for these properties, and PA ST09-III-DS1, which revised the Comprehensive Plan for Land Unit A of the suburban center, along with the designation of Land Unit A-1 as a Transit Station Area (TSA). The ongoing Dulles Suburban Center Study (PA 2013-III-DS1) is evaluating different land use options within the suburban center, but Land Unit A will not be considered for land use changes given the recent study effort.

Preliminary Staff Recommendation:

WP16-023 is recommended to be scheduled on the 2016 Fairfax Forward Plan Amendment Work Program. The subject site has environmental constraints, and an evaluation of appropriate retail uses should be considered. With APR 01-III-6UP, staff recommended that an alternative to the mixed-use designation be considered for office and retail uses, acknowledging that the property is constrained and development of a mixed-use project at an intensity range of 0.50 to 1.0 FAR was unlikely.

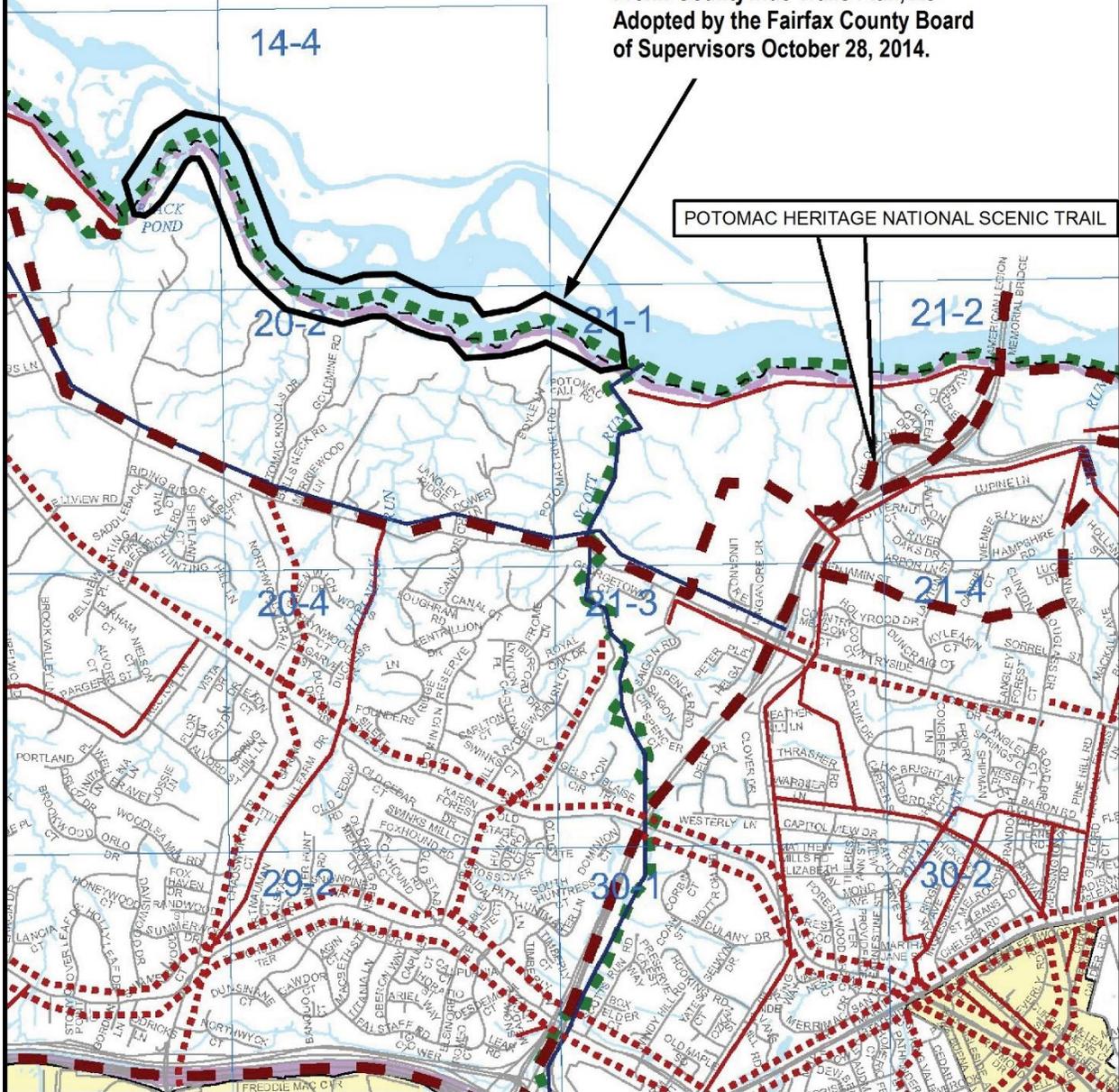
WP16-010

Submission for Fairfax Forward 2016 Work Program



**Dranesville
Supervisor
District**

Subject of WP16-010 is the segment of Planned Stream Valley Trail between Great Falls Park and Scotts Run, as indicated by black outline below. From: Countywide Trails Plan, As Adopted by the Fairfax County Board of Supervisors October 28, 2014.



3000 FEET

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Address/Tax Map: Tax Maps 14-3, 14-4, 20-2, 21-1, and 21-2
 Submitter: David S. Houston

Supervisor District: Countywide
 Planning Area: N/A
 Planning District: McLean
 Related Plan Amendments: N/A
 Acreage: N/A

Current Plan: Planned stream valley trail along the Potomac River between Scott’s Run Nature Preserve and Great Falls Park on the Countywide Trails Plan

Proposed Amendment: Amend the Countywide Trails Plan to remove the segment of the planned stream valley trail between Scott’s Run Nature Preserve and Great Falls Park

Considerations:

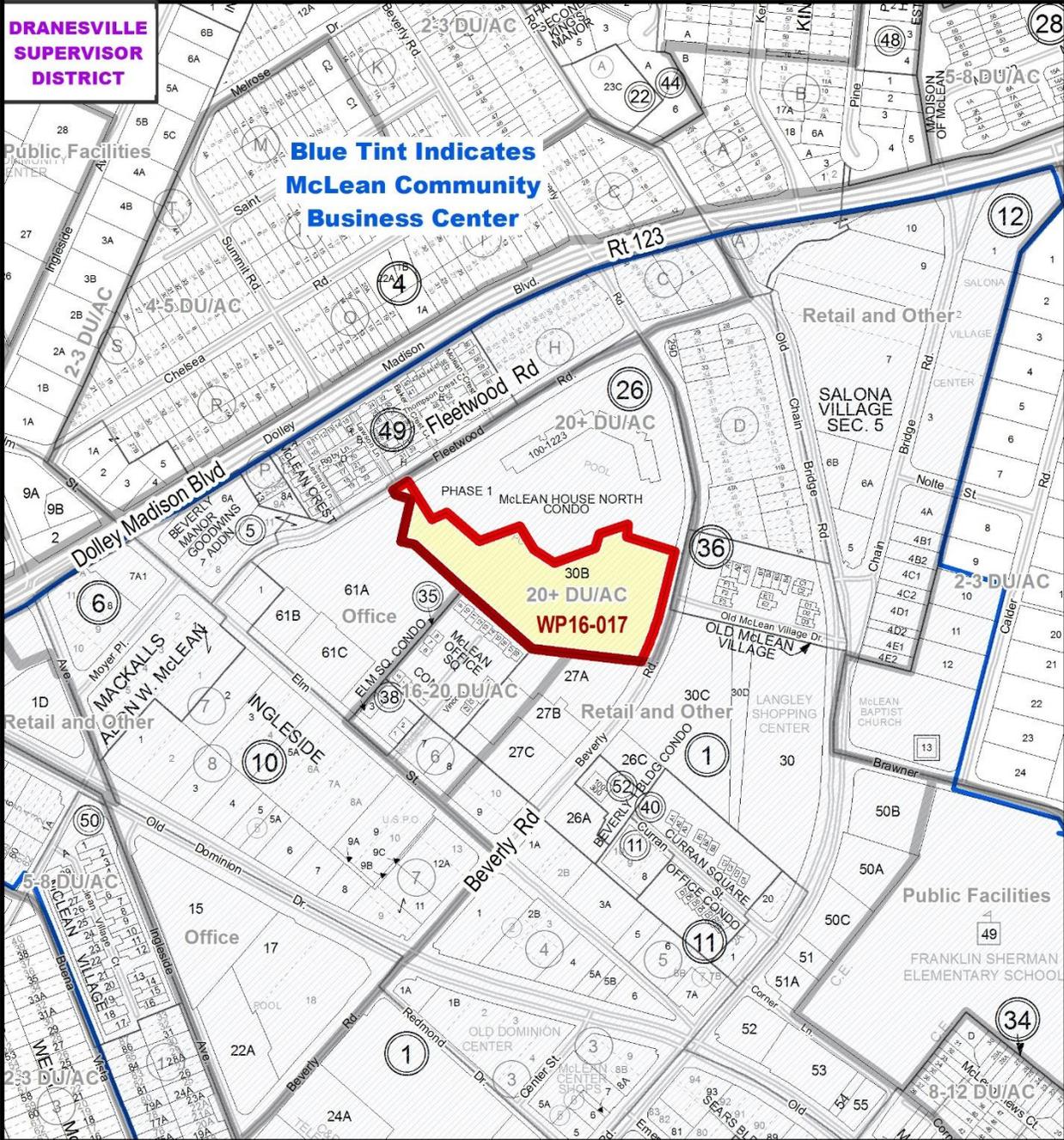
Staff examined the feasibility of this trail segment as part of Special Exception Amendment (SEA) 83-D-030-08. After considering a range of alternatives, staff found that the planned stream valley route offered the best opportunity to meet the county’s public policy goals and the environmental stewardship mandate. The corridor between Great Falls Park and Scott’s Run Nature Preserve also has been identified by the Virginia Department of Conservation and Recreation (DCR) for possible inclusion in the Virginia Treasures framework, Governor McAuliffe’s initiative to preserve, protect, and highlight Virginia’s most ecological, cultural, scenic, and recreational assets and special lands. The initiative also aims to identify and expand public access to the great outdoors. Removing the planned stream valley trail from the Countywide Trails Plan would not support these policies.

Preliminary Staff Recommendation:

WP16-010 is not recommended to be scheduled on the 2016 Fairfax Forward Plan Amendment Work Program. The completion of the regional stream valley trail along the Potomac River from Great Falls Park to Scott’s Run Nature Preserve fulfills local and regional public policy goals while meeting the recreational and environmental stewardship missions of the Park Authority, National Park Service, and neighboring jurisdictions.

WP16-017

Submission for Fairfax Forward 2016 Work Program



KEY  **WP16-017**  **Baseline Plan Value**

400 FEET  PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
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Address/Tax Map: 1350 Beverly Drive, McLean; Tax Map Parcel 30-2 ((1)) 30B
 Submitter: Greg Riegle

Supervisor District: Dranesville
 Planning Area: Area II
 Planning District: McLean – McLean Community Business Center (CBC)
 Related Plan Amendments: PA S13-II-M2, PA S97-CW-3CP (McLean CBC Plan)
 Acreage: 4.27

Current Plan: Residential use at 20+ dwelling units per acre (du/ac)

Proposed Amendment: An amendment currently scheduled on the 2013 work program proposes to add an option for mixed use up to a 3.0 floor area ratio (FAR); the submission proposes to retain this amendment on the work program

Considerations:

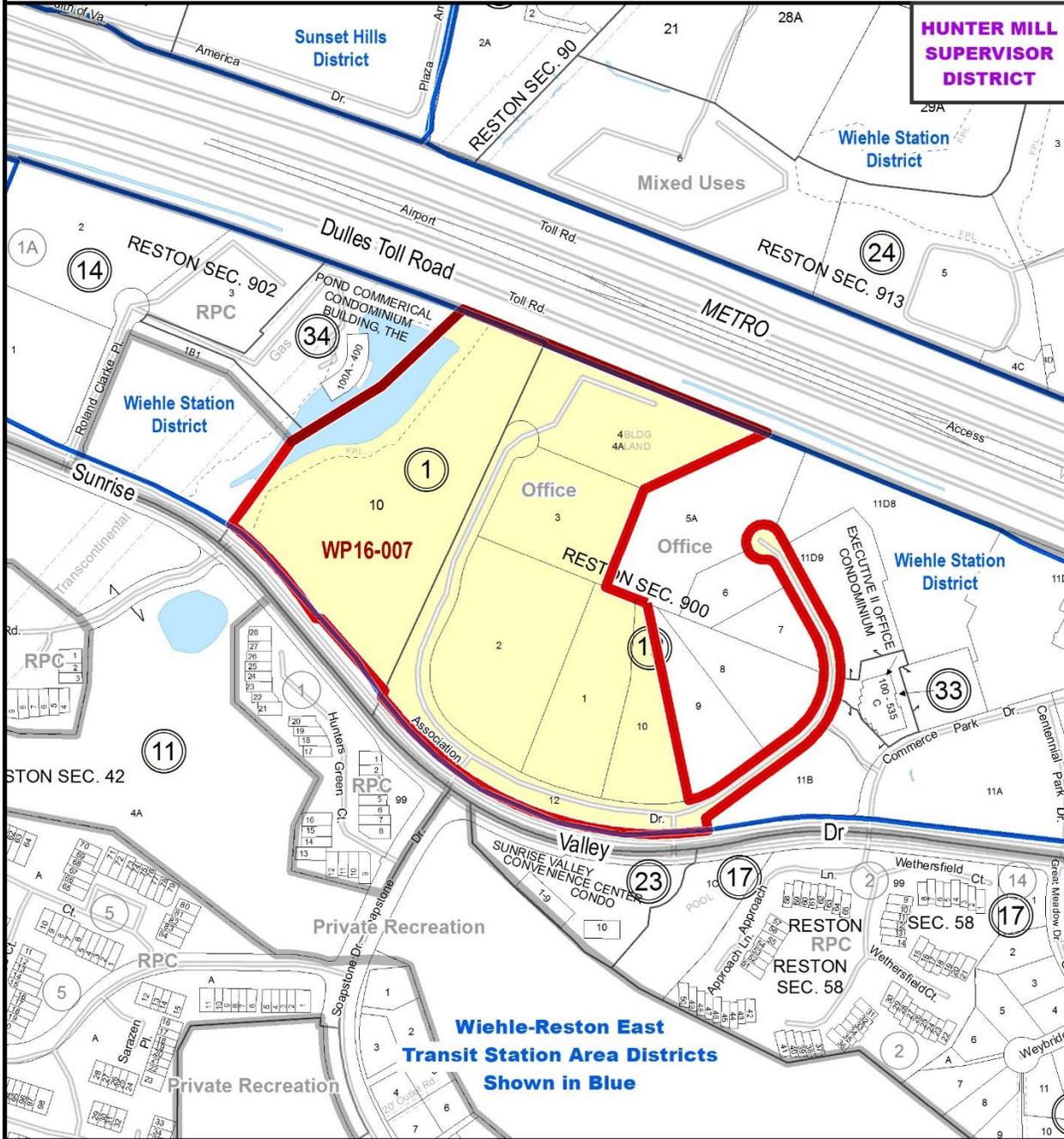
The subject parcel is located to the west of Beverly Road and south of Fleetwood Road within the McLean CBC. The property is currently planned for and developed with a multifamily residential apartment building at a density of 20+ du/ac within a designated Area of Minimum Change within the CBC. In these areas, existing uses are planned to be maintained and moderate redevelopment is anticipated. The property is surrounded with a wide range of planned land uses, including office, residential/residential mixed-use, and retail uses. Plan Amendment (PA) S13-II-M2, which is currently scheduled on the 2013 work program, proposes mixed-use infill redevelopment up to an intensity of 3.0 FAR on the subject parcel. The proposed intensity is significantly greater than the surrounding land use intensity, and the Plan amendment was deferred until an areawide review of the CBC can be undertaken. In 1998, PA S97-CW-3CP led to the adoption of the McLean CBC Plan guidance. PA S13-II-M2 was authorized to evaluate Subarea 29 of the McLean CBC for residential mixed-use development, and is still pending.

Preliminary Staff Recommendation:

WP16-017 is not recommended to be scheduled on the 2016 work program unless an areawide review of the McLean CBC that evaluates modifications to the concept for future development of the CBC, including land use intensity changes, is undertaken. Evaluating this proposal through an areawide study with more input from the community may result in a redevelopment proposal that is more appropriately scaled to the surrounding area and the CBC as a whole.

WP16-007

Submission for Fairfax Forward 2016 Work Program



**HUNTER MILL
SUPERVISOR
DISTRICT**

KEY

 **WP16-007**

 **Baseline Plan Value**

400 FEET

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Address/Tax Map: 1900, 1902, 1904, 1906, 1908 Association Drive, and 11600 Sunrise Valley Drive; Tax Map (TM) Parcels 17-4 ((12)) 1, 2, 3, 4, 4A, 10, 12, and 17-4 ((1)) 10

Submitter: Jeffery A. Huber

Supervisor District: Hunter Mill

Planning Area: Area III

Planning District: Upper Potomac – Wiehle-Reston East Transit Station Area (TSA), Wiehle Station Transit Oriented Development District

Related Plan Amendments: PA ST09-III-UP1(A) (Reston Master Plan, Phase I), APR 08-III-40UP, PA S96-III-UP1, PA S94-III-UP4.

Acreage: Approximately 20 acres

Current Plan: Office use at an intensity of 0.35 floor area ratio (FAR), with an option for residential mixed use up to an intensity of 1.50 FAR

Proposed Amendment: Transit Station Mixed Use at an intensity range of 1.50 FAR to 2.50 FAR

Considerations:

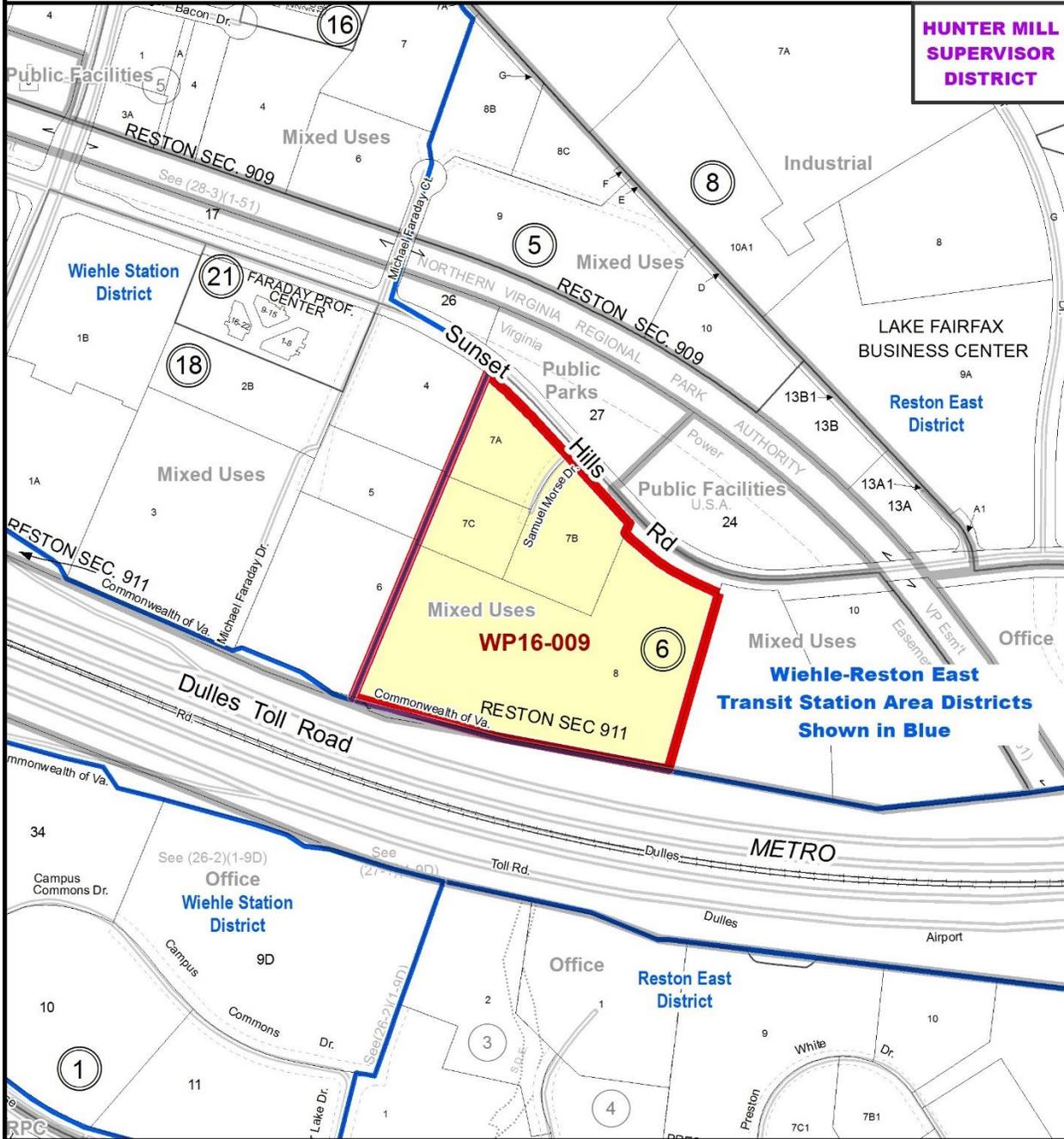
The subject area is located north of the Sunrise Valley Drive and Soapstone Drive intersection. The area is planned within the Residential Mixed-Use area of the Wiehle Station Transit Oriented Development District for an intensity up to 1.5 FAR. This guidance was recently adopted as part of a major study leading to the Reston Master Plan amendment. The submission proposes to expand the Transit Station Mixed-Use boundary to align with the planned Connector Road and to increase the planned intensity of 1.5 FAR to 2.5 FAR. The submission states that the proposed boundary expansion would encourage the dedication of right-of-way (ROW) for the planned Soapstone Connector Road and improve the ability of the transit station area to achieve its goal for residential and non-residential uses. The transit-oriented development guidance adopted within the Policy Plan and the Reston Plan recommends that the highest intensities be planned closest to the transit stations, typically within the ¼-mile radius of the station with intensities tapering down to the ½-mile radius in order to maximize transit usage. The subject area is located outside the ¼-mile radius from the station and would not be considered part of the area designated for the highest intensities. Further, the Plan already has provisions to encourage ROW dedication for identified transportation infrastructure needs and improvements. In relation to this area the adoption of PA S94-III-UP4 allowed for an option for office infill at an intensity of 0.50 FAR, above the base 0.35 FAR. PA S96-III-UP1 allowed for an option for mixed-use focal area with hotel, office, support retail, and residential uses at the Reston Sheraton in Land Unit F. Area Plans Review (APR) Item 08-III-40UP was part of a collection of Plan amendment proposals that initiated the Reston Master Plan Study.

Preliminary Staff Recommendation:

WP16-007 is not recommended to be scheduled on the 2016 Fairfax Forward Plan Amendment Work Program. Current Plan guidance is the result of an intensive multi-year study involving public feedback. The submission would not be in keeping with TOD policies developed through the study. The benefits proposed as part of the submission would not outweigh the effects of departing from TOD policies.

WP16-009

Submission for Fairfax Forward 2016 Work Program



HUNTER MILL SUPERVISOR DISTRICT

Wihle-Reston East Transit Station Area Districts Shown in Blue

KEY **WP16-009** Baseline Plan Value

400 FEET

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Address/Tax Map: 1810, 1825, 1850 Samuel Morse Drive, and 11111 Sunset Hills Road; Tax Map (TM) Parcels 18-3 ((6)) 7A, 7B, 7C, and 8

Submitter: Scott Adams

Supervisor District: Hunter Mill

Planning Area: Area III

Planning District: Upper Potomac – Wiehle-Reston East Transit Station Area (TSA) – Reston East District

Related Plan Amendments: PA ST09-III-UP1(A) (Reston Master Plan Phase 1), APR 08-III-32UP, PA S98-CW-4CP

Acreage: 14.72 acres

Current Plan: Office use at an intensity of 0.50 floor area ratio (FAR)

Proposed Amendment: Residential Mixed Use up to 1.50 FAR

Considerations:

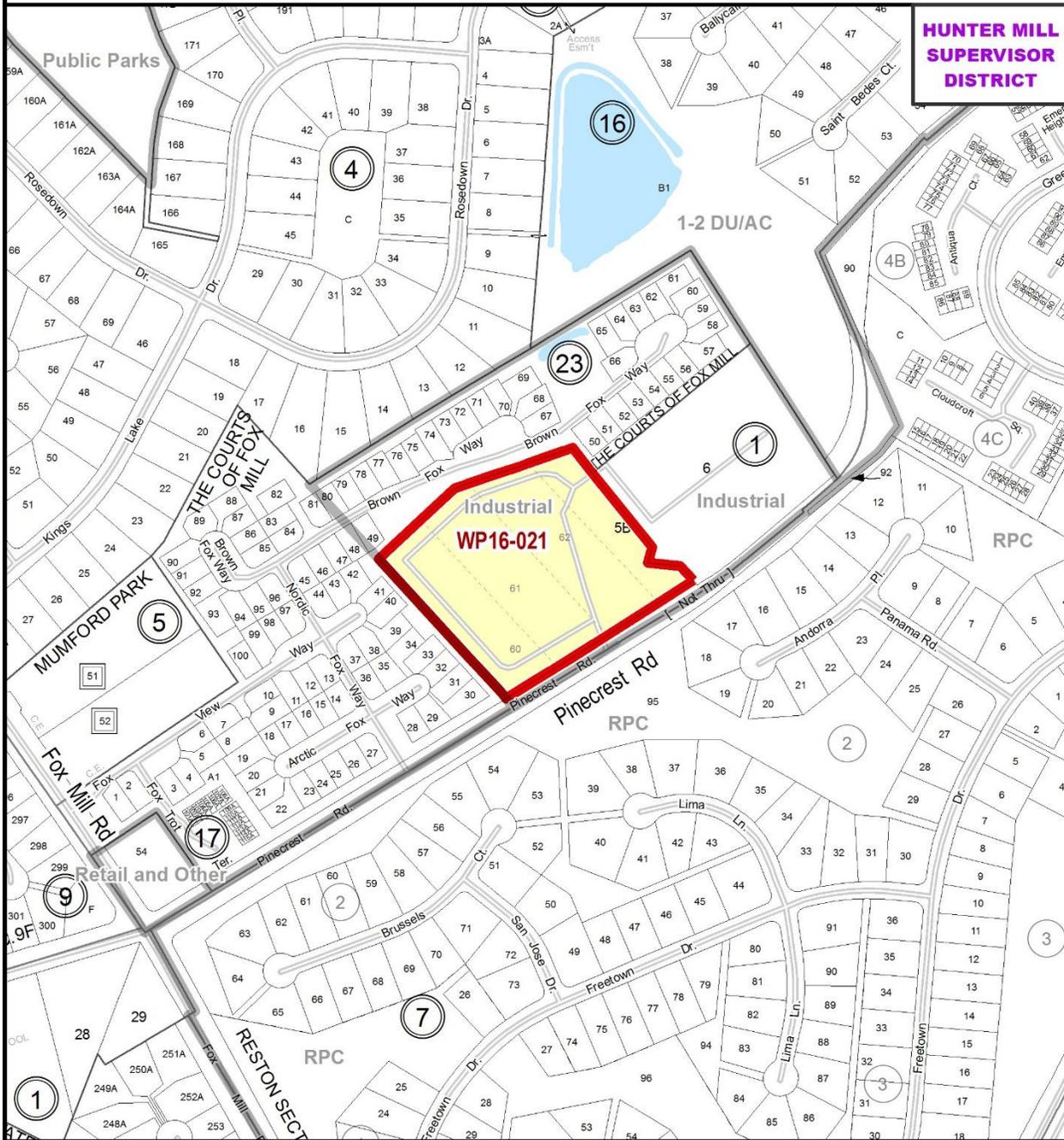
The subject area is located south of Sunset Hills Road, and east of Michael Faraday Drive in the Reston East District of the Wiehle Reston East TSA. The area is planned for and developed with office uses. The submission proposes to expand the Transit Oriented Development (TOD) district, extending the redevelopment option for Residential Mixed-Use to include the subject area. Under the option, the area would be planned for redevelopment up to an intensity of 1.50 FAR, consistent with adjacent properties that are within the Wiehle-Reston East TSA. The submission states that the option for increased intensity would facilitate the implementation of a more complete transportation grid with a proper terminus of the planned Reston Station Boulevard extension at Sunset Hills Road and accommodate the connection for the future South Lakes crossing of the Dulles Airport Access Road. The recently adopted Reston Master Plan Study-Phase 1, Plan Amendment (PA) ST09-III-UP1(A), provides Plan guidance that links redevelopment intensity to the distance from the Metro station and establishes a grid of streets to improve connectivity. Although land uses changes for the subject area were not considered during the Plan amendment, redevelopment options are available if the South Lakes road connection is provided in a coordinated development with properties to the west. Previous amendments related to the subject area include: the adoption of PA S98-CW-4CP that created four Transit Station Areas in the Dulles Corridor by adding land use, urban design, and transportation guidance, and Area Plans Review (APR) Item 08-III-32UP that was part of a collection of Plan amendment proposals that initiated the Reston Master Plan Study.

Preliminary Staff Recommendation:

WP16-009 is not recommended to be scheduled on the 2016 Fairfax Forward Plan Amendment Work Program in view of the recent adoption of the Reston Master Plan [PA ST09-III-UP1(A)].

WP16-021

Submission for Fairfax Forward 2016 Work Program



**HUNTER MILL
SUPERVISOR
DISTRICT**

KEY

 **WP16-021**

 **Baseline Plan Value**

400 FEET

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Address/Tax Map: 12320 Pinecrest Road; Tax Map (TM) Parcel 26-1 ((1)) 5B
 Submitter: Brian Winterhalter

Supervisor District: Hunter Mill
 Planning Area: Area III
 Planning District: Upper Potomac
 Related Plan Amendments: N/A
 Acreage: 7.59

Current Plan: Light industrial/research and development up to an intensity of 0.25 floor area ratio (FAR)

Proposed Amendment: Residential use at a density of 16-20 dwelling units per acre (du/ac)

Considerations:

The subject property is located on the north side of Pinecrest Road, and south of Brown Fox Way, and is planned for light industrial/research and development uses. Single-family residential uses are located to the north and west, planned and developed under an option for a density of 4-5 du/ac. Residential Planned Community is planned to the south within the Reston area, and low intensity light industrial/research and development uses are planned to the east. The submission proposes to amend the Plan for residential use at a density of 16-20 du/ac. The property and the adjacent property, Parcel 26-1 ((1)) 6 are the remaining industrial uses within a Suburban Neighborhood area. The areas to the north and west, which also are planned at the baseline for a similar use have been developed under an option for residential use.

Preliminary Staff Recommendation:

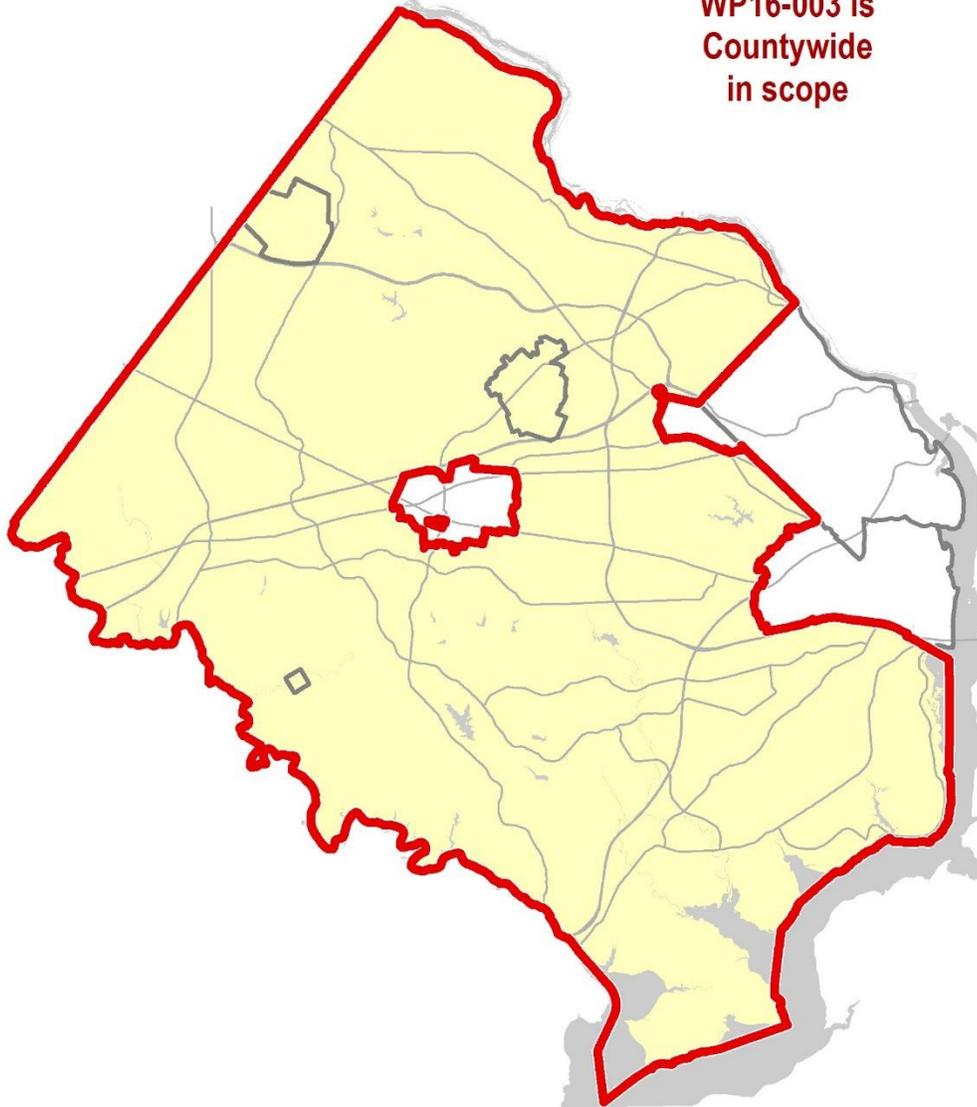
WP16-021 is recommended to be scheduled on the 2016 Fairfax Forward Plan Amendment Work Program with the modification to include the adjacent Parcel 26-1 ((1)) 6, in addition to Parcel 26-1 ((1)) 5B. The review should evaluate land use options that are compatible with the surrounding neighborhood and achieve policy objectives for the area.

WP16-003

Submission for Fairfax Forward 2016 Work Program



WP16-003 is
Countywide
in scope



KEY  **WP16-003**

5 MILES

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Address/Tax Map: N/A
 Submitter: Lee Ann Pender, Deputy Director
 Contracts Procurement Management, Department of
 Administration for Human Services

Supervisor District: N/A
 Planning Area: Countywide
 Planning District: N/A
 Related Plan Amendments: N/A
 Acreage: N/A

Current Plan: Human Services element of the Policy Plan and guidance regarding
 human services in Area Plans

Proposed Amendment: Review and update the Human Services element of the Policy Plan,
 and the Area Plans public facilities recommendations

Considerations:

The Human Services element of the Policy Plan has not been reviewed holistically since at least 1996. The Department of Administration for Human Services on behalf of the Human Services System departments proposes to review the Policy Plan element and Area Plan recommendations on human services to ensure that the Comprehensive Plan reflects current policy, regulation, and existing and anticipated future facility needs.

Preliminary Staff Recommendation:

WP16-003 is recommended to be scheduled on the 2016 Fairfax Forward Plan Amendment Work Program to update the Human Services guidance within the Policy Plan and Area Plans.