

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:

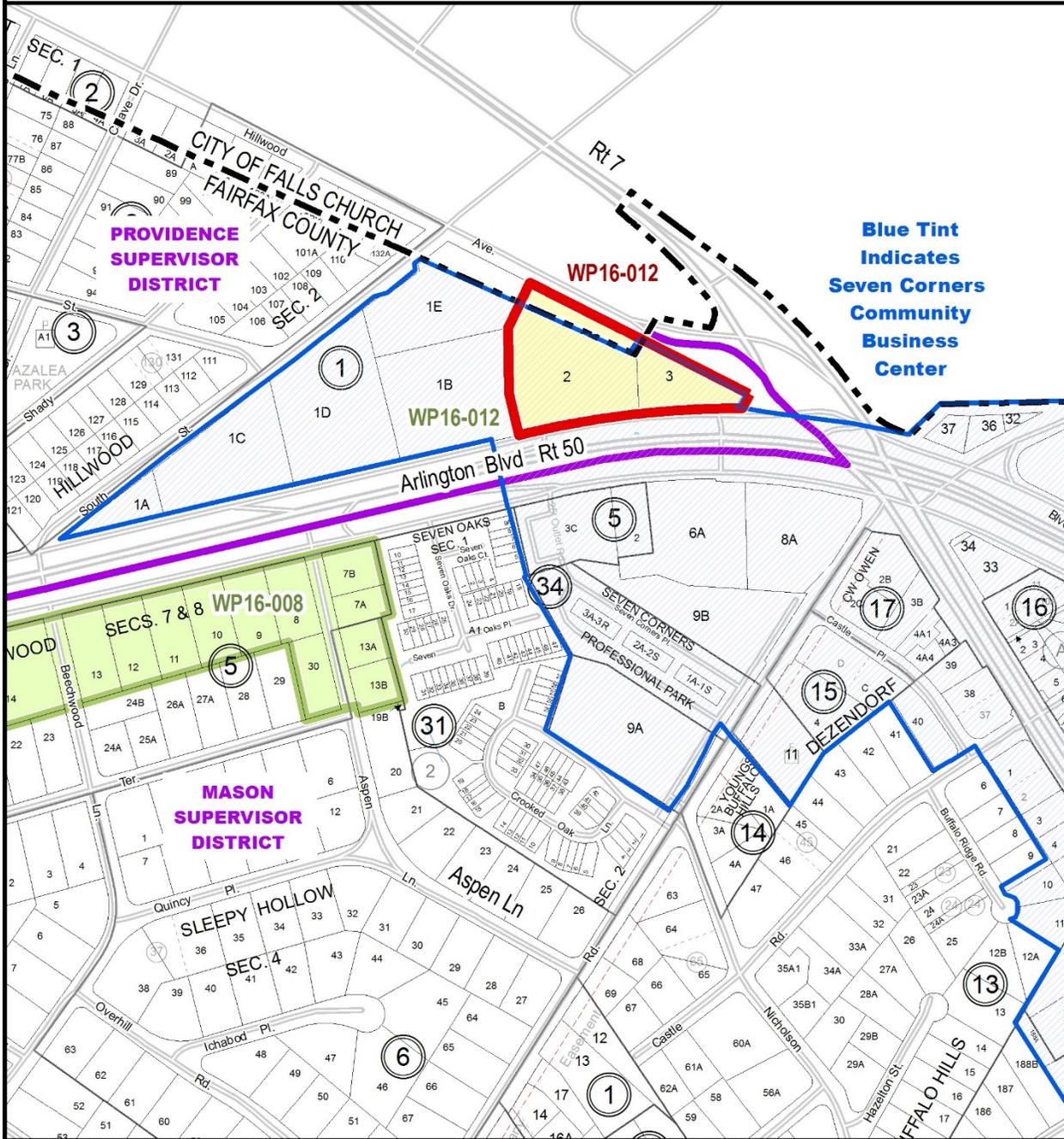
The subject properties are located at the northwest corner of the intersection of Arlington Boulevard and Hillwood Avenue in the Seven Corners Community Business Center (CBC). The parcels are planned for and developed with neighborhood-serving retail use at 0.22 FAR, and have options for redevelopment 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.

WP16-012

Submission for Fairfax Forward 2016 Work Program



Blue Tint
Indicates
Seven Corners
Community
Business
Center

KEY



WP16-012



Other 2016 Work Program Proposals

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2016

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