



**Submission Form for Proposed Changes to the Comprehensive Plan or Comprehensive Plan Amendment Work Program**

To use this form, type responses or print in ink. Attachments may be used as necessary. This form is also available on the Web at: <http://www.fairfaxcounty.gov/dpz/fairfaxforward/submissionformproposedchangescompplan2.pdf>

**1. Subject Property Information** *(Not required for countywide proposal.)* For help visit the Planning & Zoning Viewer

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

Countywide

a) General Location: Southeast Quadrant of Nutley Steet and Lee Highway

b) Street Address: 9121 Lee Highway

c) Tax Map Parcel Numbers: 0484-01-0012F

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: \_\_\_\_\_

1,096,950 Square Feet

For help visit the Department of Tax Administration website

**2. Proposed Amendment to Comprehensive Plan recommendations**

a) Describe the character and type of proposed development, if a land use change is proposed. 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.

See attached justification.

b) If a policy change is proposed, describe why the proposal should be addressed at a countywide level.

c) Provide justification for the proposed amendment. Describe how the proposal meets any of the following criteria and why the proposal should be included in the work program. 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; and,
- Respond to or incorporate research derived from technical planning or transportation studies.

*continued on reverse side*

Explanation for (c). (Additional sheets may be attached.) \_\_\_\_\_  
See attached

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

a) Name: David Gill

b) Daytime Phone: \* 703.712.5039

c) Street Address: McGuireWoods LLP, 1750 Tysons Blvd. Suite 1800, Tysons, VA 22102

d) Email Address: dgill@mcguirewoods.com

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

Select: Yes or No

Yes     No

4a. If yes, how should we contact you? e-mail     phone

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**\*\*Staff review of all submissions is anticipated to begin February 2016\*\***

Submit the completed form or direct questions to:

**Fairfax County Department of Planning and Zoning**

The Herrity Building

12055 Government Center Parkway

Suite 730

Fairfax, Virginia 22035-5500

703-324-1380, TTY 711 (Virginia Relay)

DPZmail@fairfaxcounty.gov



**Nomination to Amend the Comprehensive Plan for the Pan-Am Shopping Center**  
**January 18, 2016**

**Proposed Nomination**

The nomination is to incorporate options for residential mixed use under the existing plan, subject to bonuses for provision of ADU/WDUs and that the conversion of retail/office FAR to residential will result in an equivalent traffic impact.

**Vision for Future**

The Pan Shopping Center (Tax Map 48-4-01-12F) is an auto-oriented suburban shopping center. Since the establishment, it has become clear that the retail market has evolved considerably as consumers crave more experiences (restaurants and services). This fundamental shift translates to the need to create plan language that encourages an active and character-rich space that emphasizes services and experiences, which we strongly believe support the future demands of retail. Critical to the approach is the creation of a sense of place, which relies on bringing a more urban framework to the shopping center, including introducing residential to better activate the community throughout the day and deemphasize the need for the center to rely almost entirely on auto trips.

- **Create a Mixed-Use gathering place**

Based on this background and context, Pan-Am is envisioned as a neighborhood-oriented gathering place within a thoughtfully executed mixed-use environment, with significant access to transit. The proposed residential is an appropriate density to be consistent with the established community while still creating the critical mass necessary to enhance the viability of the center. This framework forms the basis to optimize building and spatial synergy by emphasizing a pedestrian oriented streetscape that safely links the site to the larger community.

- **Residential conceptual framework**

Key to achieving this vision is the introduction of residential to anchor the shopping center with a scale of the residential that is appropriate based on the surrounding community context while still providing the necessary critical mass to transform how the shopping center functions.

- **Commitment to traffic reduction over existing conditions**

With the proposed density changes and a well-developed TDM program based on our mixed-use approach, we are confident in committing that as a condition of any redevelopment of the site, such redevelopment will reduce the traffic over existing conditions especially in the peak hour.

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