

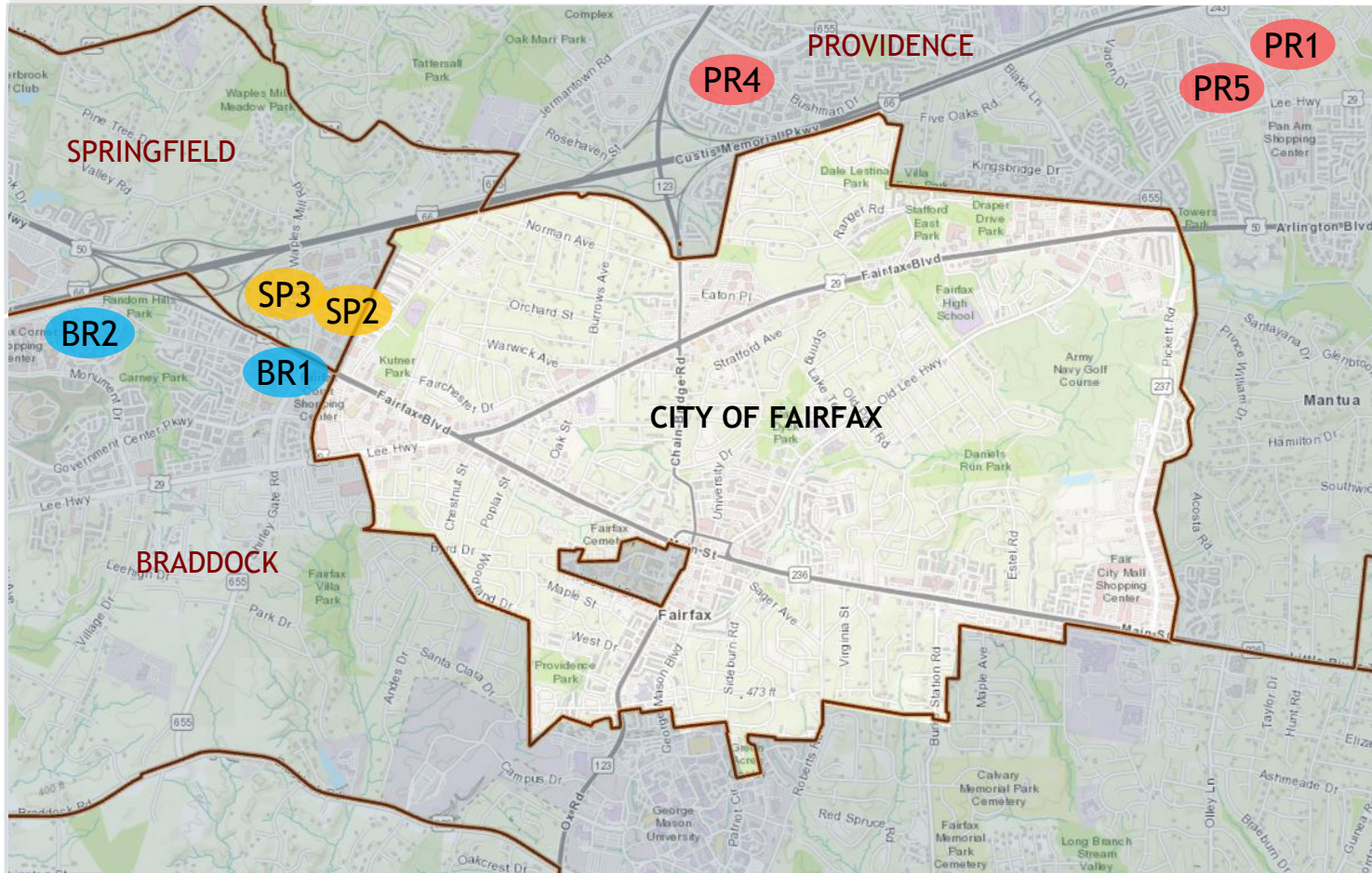
Development Activity Interjurisdictional Meeting, Fairfax County/City of Fairfax

February 9, 2023



PLANNING & DEVELOPMENT





Springfield District

SP-002 - Fair Oaks Business Park

SP-003 - Fairfax Ridge Road

Braddock District

BR-001 - Evergreen Investment Co.

BR-002 - EQR Fairfax Corner

Providence District

PR-001 - Briarwood Farm

PR-004 - AT&T Campus

PR-005 - Hunters Branch Office Complex



Springfield District – CPN22-SP-002

*Fair Oaks Business Park
(Peterson Companies)*

Acreage: 22.6 ac.

Planning Area: Fairfax Center Area, Sub-unit K

Adopted Plan: Overlay recommendation for
office use up to .50 FAR

Nomination: Proposes mixed-use
residential/office/retail at 1.2 FAR

- 750-900 Residential units
- 60k-120k sf Office
- Possible Continuing Care/Assisted Living
- Ancillary Retail

Planner: Michael Lynskey



Springfield District – CPN22-SP-003

*Fairfax Ridge Road
(High Ridge TEI Equities, LLC)*

Acreage: 6.2 ac.

Planning Area: Fairfax Center Area, Sub-unit K

Adopted Plan: Overlay recommendation for
office use up to .50 FAR

Nomination: Proposes multifamily residential
up to 1.5 FAR

- 385k sf (400 units)
- 70' height

Planner: Michael Lynskey



Braddock District - CPN22-BR-001

Evergreen Investment Company, LLC

Acreage: 2.1 acres

Planning Area: Fairfax Center Area, Land Unit J

Adopted Plan:

Base Plan: Office Use up to 0.15 FAR

Overlay: Medium/High Intensity Office Use up to 0.70 FAR

A portion of Subunit J1 may be used to accommodate the planned intersection at Waples Mill Road and Route 50.

Nomination:

Add an option for Residential Use up to 1.9 FAR

Processed concurrently with a rezoning application to facilitate development of a 200-unit multifamily residential building

Planner: Ryan Stewart



Braddock District - CPN22-BR-002

EQR Fairfax Corner, LLC

<u>Acreage:</u>	45.35 acres
<u>Planning Area:</u>	Fairfax Center Area, Subunit I1
<u>Adopted Plan:</u>	
Map:	Residential use at 8-12 du/ac
Baseline:	Residential use at 4 du/ac
Overlay:	Office mixed use at 0.35 FAR as part of Fairfax Corner development.

The Comprehensive Plan acknowledges that the Reserve at Fairfax Ridge is developed with approximately 650 units.

Nomination:
Residential use up to 0.42 FAR to accommodate a new multifamily building with 405 units and net increase of 335 units

Planner: Ryan Stewart

Providence District - CPN22-PR-004: AT&T Campus

Flint Hill Suburban Center

Site Area: 32 acres

Existing Conditions:

- 443,755 sf of Office Use.
- Large surface parking area
- Vegetated buffers at the perimeters

Adopted Plan: Mixed uses up to an intensity of 0.40 FAR. Further development on the AT&T site should be within the approved intensity and compatible with existing development on the site.

Nomination: Residential mixed-use up to 1.0 FAR, consisting of single-family attached dwellings, multifamily dwellings, office use, and community serving retail uses.

Chain Bridge Road

Jermantown Road

White Granite Drive

Flagpole Lane

Borge Street

Interstate 66

Providence District - CPN22-PR-001: Briarwood Farm

Briarwood Trace
Option for 4-5 du/ac

Site Area: 3.5 acres

Existing Conditions:

- 7 single-family detached dwelling units.

Adopted Plan: 1-2 dwelling units per acre (du/ac)

Nomination: 4-5 du/ac

Briarwood Farm

Zimpel Drive

Nutley Street

Saintsbury Drive

Swanee Lane

Vienna Transit Station Area

Providence District - CPN22-PR-005: Hunters Branch Office Complex

Adopted Plan: Mixed-use development consisting of multifamily residential, and office uses up to 0.50 FAR. Additional residential uses allowed on undeveloped portions of Land Unit A at an average of 20-30 dwelling units per acre (du/ac), or a ratio of 1:1 (one office square foot for one residential square foot) if converting approved office use to residential uses.

Vienna Transit
Station Area (TSA)

Nuttley Street

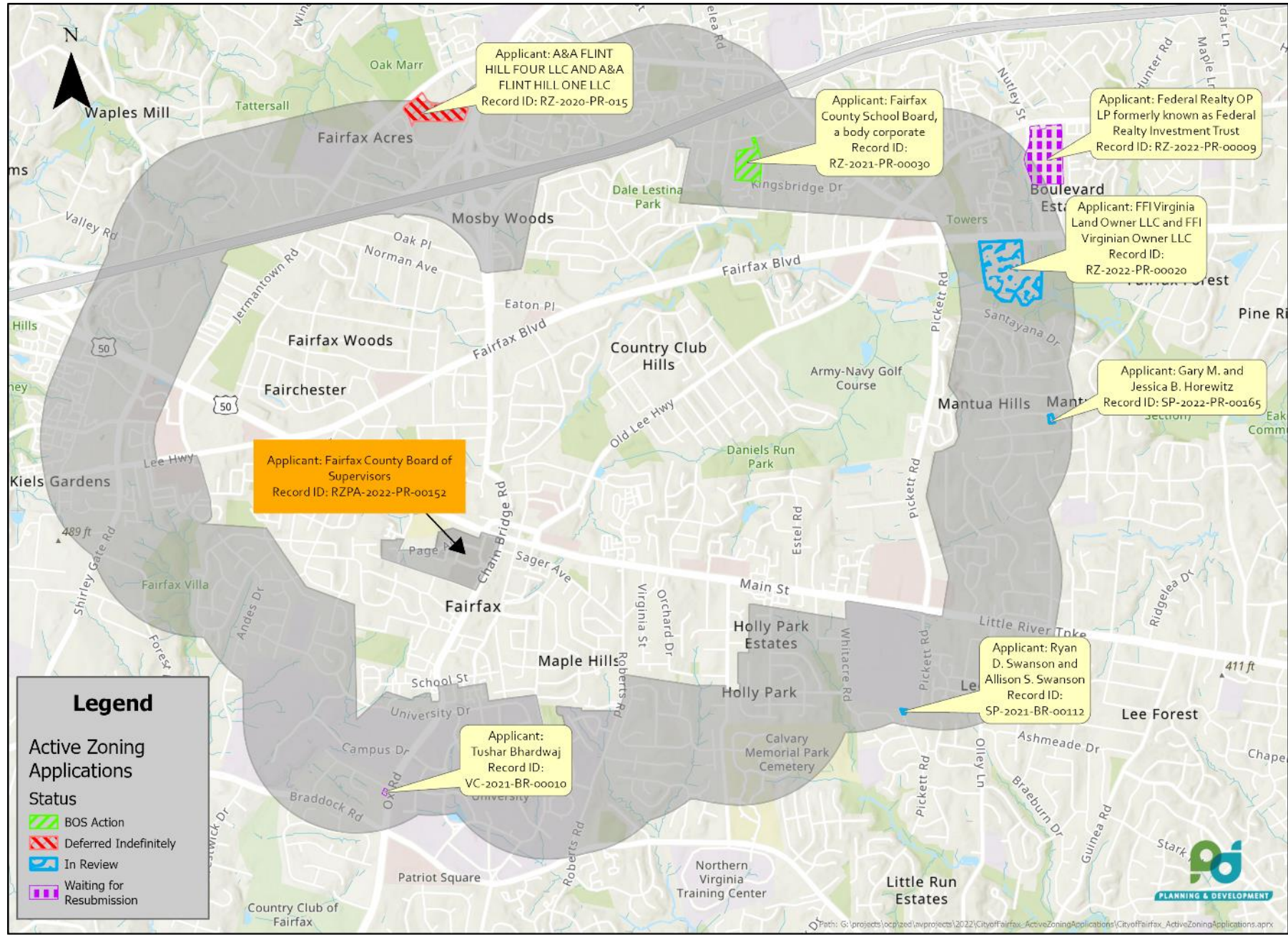
Private Open Space

Lee Highway

Pan Am
Shopping
Center

Nomination: Residential uses up to a density of 65-80 du/ac. Potential adaptive reuse of the existing office buildings and a parking structure for partial redevelopment, or complete redevelopment of the entire site for multi-family residential uses.

Active/Recent/Coming Soon – Adjacent Zoning Cases



For more information:

SSPA nominations:

[2022-2023 Countywide SSPA Process - Track a Nomination | Planning Development \(fairfaxcounty.gov\)](#)

Active Zoning Cases:

[Planning & Zoning Viewer \(arcgis.com\)](#)

[PLUS ACA-Accela Citizen Access2 \(fairfaxcounty.gov\)](#)



PLANNING & DEVELOPMENT

