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COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX



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Alexandria, VA 22310

Rodney L. Lusk
LEE DISTRICT SUPERVISOR

Board Matter

January 25, 2022

Authorization of Comprehensive Plan Amendment at 6900 Richmond Highway (Beacon of Groveton Interim Park)

Background: The approximately 0.6-acre property located at 6890 Richmond Highway currently is used as an interim park but planned and zoned for approximately 70,000 square feet of office and retail uses. This approval was part of a mixed-use development with the adjacent apartment building in Land Unit D within the Beacon/Groveton Community Business Center and Commercial Revitalization District. The site has been entitled for the commercial use since 2009, but has not been constructed. The EDA's recent market analysis of the Richmond Highway Corridor shows no market demand for office use in the next ten years in the Beacon Groveton area. A proposal also came through a few years ago for the interim park to become a permanent park, which was

incorporated in to the Embark study and the Plan, but that also has not come to fruition.

The property owner is now proposing the development of senior, affordable housing of around 60-70 units, as an alternative to the approved commercial use on the park site. This would not increase the overall planned FAR of the development. Understanding the need for affordable housing in the county, especially for low-income older adults, I believe this proposal is worth considering, and will require a comprehensive plan amendment and rezoning.

Motion: Therefore Mr. Chairman, I move that the Board of Supervisors direct staff to consider a comprehensive plan amendment for an affordable, independent living facility on Tax Map Parcel 93-1((1))98A. Alternative, community-serving, ground-floor uses may be considered in the review as well. The Plan Amendment should be reviewed concurrently with an

application to rezone the property once such amendment is submitted.

This motion should not be construed as a favorable recommendation on these applications by the Board, and does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. This action in no way prejudices the substantive review of the applications.