



SITE-SPECIFIC PLAN AMENDMENT PROCESS

SOUTH COUNTY

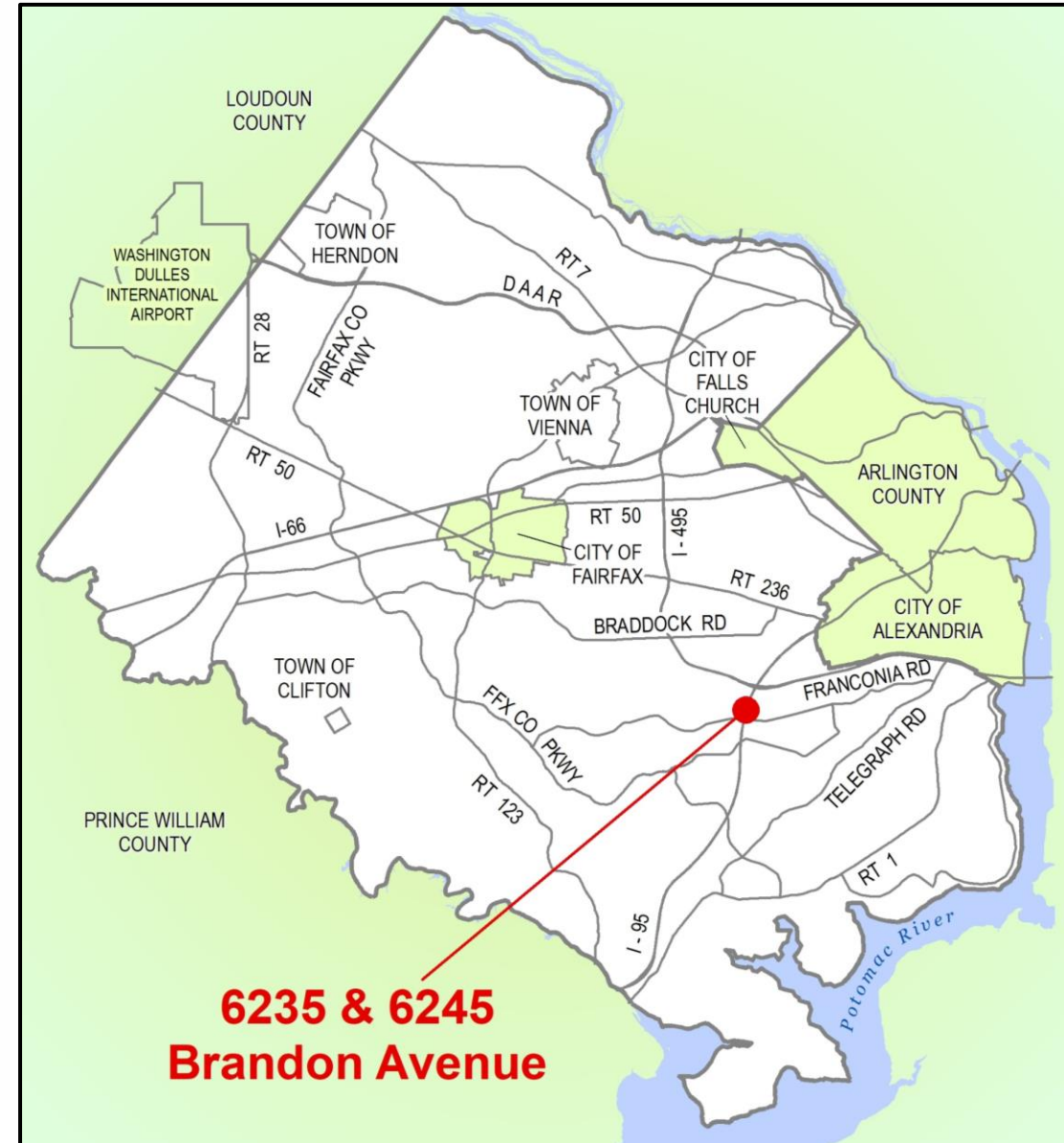
2019 – 2021

6235 & 6245 Brandon Avenue
December 20, 2021
7:00 pm – 9:00 pm



Agenda

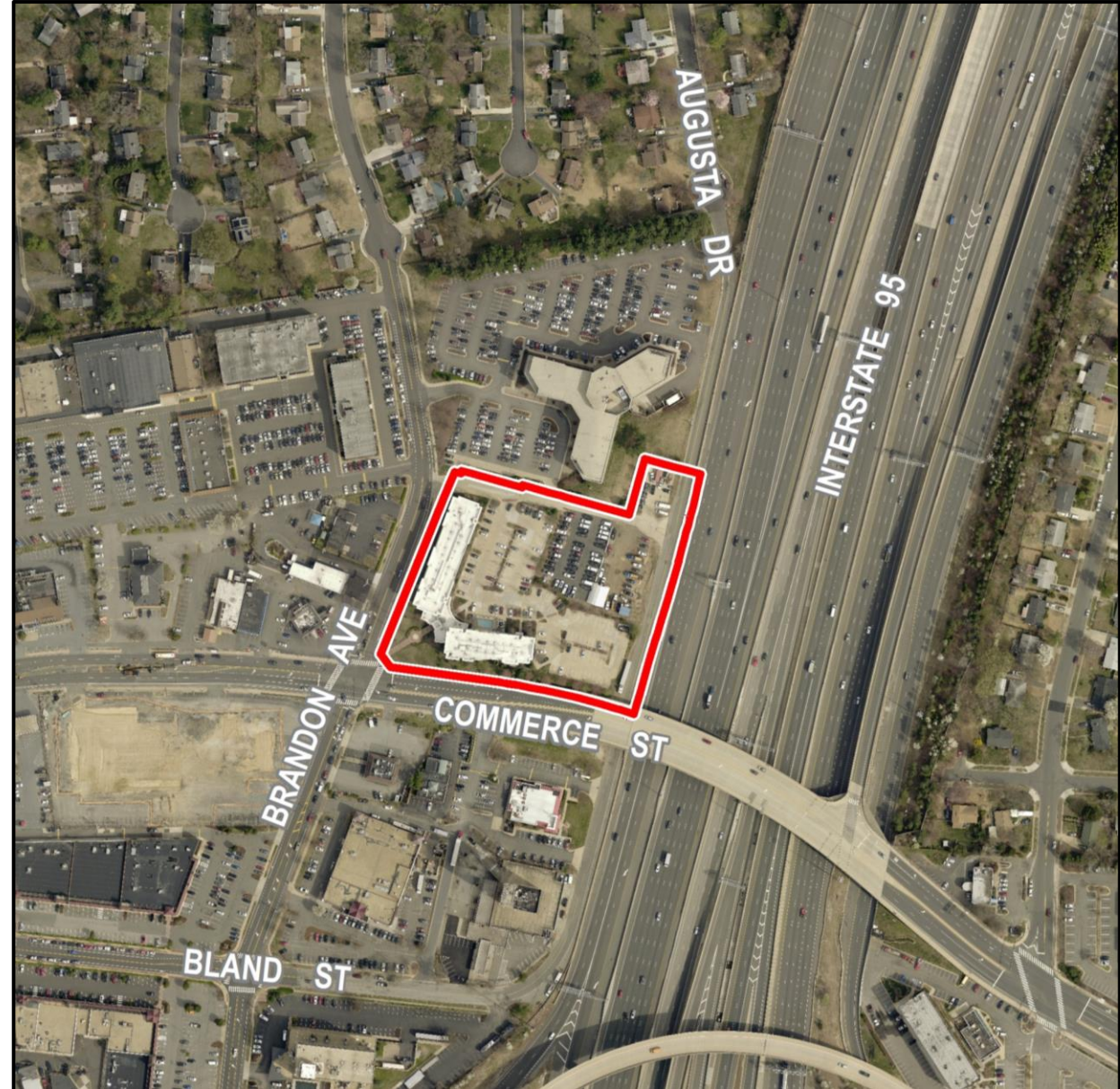
- Welcome and Announcements
- Virtual Meeting Script and Roll Call
- 6235 & 6245 Brandon Avenue
 - Overview of Nomination
 - Debrief of November 15, 2021, Meeting
 - Nominator Presentation
- Public Questions and Comments
- Task Force Vote on Self-storage Use
- Potential Next Steps
- General Task Force Business
 - Task Force Schedule Moving Forward
- Adjourn



Overview of Nomination

Background

- Nominator proposed 175,000 SF, 7-story self-storage use (3.0 FAR) and existing hotel
- Task Force and Planning Commission recommended adding PA to work program
- Board directed staff to research successful examples of urban self-storage
- Board authorized PA 2021-00018 on June 22, 2021



Scope of Board Authorization

- Evaluate an option for self-storage use up to an intensity of 3.0 FAR (175,000 sf) on 6235 Brandon Ave. (Parcel 5C2) in conjunction with neighboring parcel developed with hotel (Parcel 5C1)
- Community-serving retail or alternative non-residential use on the ground floor
- Consideration of innovative architecture that does not present as a traditional self-storage
- Site layout and other measures that achieve the goals of the Springfield CBC
- Reviewed concurrently with application to rezone property

Meeting Debrief - November 15, 2021

Meeting Debrief - November 15, 2021

“Given the challenges of the site, self-storage as a use could positively impact the surrounding area, depending on the type of community benefits it can bring”

Task Force Poll	Comments		
7 opposed Red	Self-storage use out of character and does not enhance community	Community benefits will not offset negative impacts	Should wait until commercial real estate market improves before pursuing development
5 in support Green	Subject property has never attracted investment and self-storage could be a good interim use	Self-storage would be utilized by small businesses	First-floor space could provide opportunity for uses that benefit the community
5 did not support or oppose Yellow	Architecture not compatible with Springfield CBC	Compatible architecture and community benefits could make self-storage use more compatible	Self-storage use is improvement over existing conditions

Nominator Presentation

Public Questions and Comments

Task Force Discussion

Task Force Vote

- Do you support self-storage use on this site (assume community benefits are included)?
- Potential Community Benefits
 - First Floor Uses
 - Design and Architecture
 - Streetscape
 - Bike and Pedestrian Facilities
 - Placemaking and Gateway Features

Potential Next Steps in 2022

- Rezoning Application Submitted and Reviewed
- Plan Text Drafted
- Lee District Task Force Review
- Staff Reports Published
- Planning Commission and Board Hearings Held

Thank you for your time

<https://www.fairfaxcounty.gov/planning-development/plan-amendments/6235-brandon-avenue>

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For assistance accessing information, contact staff at the Department of Planning & Development at 703-324-1380