

Braddock District

| Nomination Number | Parcel ID Number(s) | Parcel Address(es) | Nominator Name | Current Plan Map Designation | Current Comprehensive Plan Recommendation for Nominated Property | Proposed Land Use | Summary of Proposed Comprehensive Plan Change |
|--|---------------------|---|---|------------------------------|---|-------------------|---|
| CPN22-BR-001 One Page Staff Summary | 56-2 ((1)) 29A | 11301 Lee Jackson Memorial Highway, Fairfax, VA 22030 | Evergreen Investment Company LLC (Lynne Strobel, Agent/Attorney) | Office | Base Plan: Office up to a 0.15 FAR Overlay Option: Office up to a 0.70 FAR | Residential | The Nominator proposes an option to the current Plan text to allow for residential use up to a 1.9 FAR on the Property. A multi-family residential building with structured parking and up to 200 units is proposed. |
| CPN22-BR-002 One Page Staff Summary | 56-2 ((1)) 1C | 11727 Fairfax Woods Way, Fairfax, VA 22030 | EQR Fairfax Corner, L.L.C. (Lynne Strobel, Agent/Attorney) | Residential, 8-12 du/ac | Base Plan: Residential, 4-8 du/ac Redevelopment Option: Office Mixed-Use up to 0.35 FAR | Residential | The Nominator proposes to construct a mid-rise multi-family building with structured parking that contains up to 405 units within an existing multi-family development. The construction of a multi-family building will result in the loss of up to 70 existing multi-family units, or a net increase of up to 335 multi-family units on the Property. To accommodate this proposal, the Nominator proposes an option to the Plan text to allow an increase in the allowable FAR from 0.35 up to 0.42. |
| CPN22-BR-003 One Page Staff Summary | 69-4 ((1)) 6A | 9350 Braddock Road, Burke, VA 22015 | Trustees of the Church of the Good Shepherd, Episcopal, Burke (Lynne Strobel, Agent/Attorney) | Residential: 1-2 du/ac | Land in the Olley Lane corridor located between Braddock Road and the lots fronting on Athens Road is planned for residential use at 1-2 dwelling units per acre. In view of the large lot, low density, single-family detached residential use that predominates in this corridor, new and infill development in the corridor, that includes Parcels 69-2 ((2))L, M, N1, P1, Q, R, S, 3, 3A, 5, 7, 7B, 8A, 8B1, 8B2, 9A, 9C, 9D, 10B, 11A, 11B1, 11B2, as well as parcels 69-2((1))5A, 5B, 5C, 6; parcel 69-2((13))44; Parcels 69-4((24))A, 1-21 and Parcel 69-4((1)) 6A, generally should not exceed one dwelling unit per acre, to retain the contour of land to preserve existing mature trees. Accordingly, land North and South of the Resource Protection Area should retain its current low density residential and rural character to be in consonance with the surrounding communities. | Residential | The Nominator proposes an option to the current Plan text to allow for residential use up to a density of 2-3 du/ac. |

Dranesville District

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| CPN22-DR-001 One Page Staff Summary | 1. 0161 01 0011A 2. 0161 01 0011B | 1. No Parcel Address 2. 13500 DULLES GREENE DR, HERNDON VA 20170 | The Peterson Companies (Contact: Adam Cook) | Mixed Use | Innovation Center TSA - Metro Parking Garage / PDH-20 | Residential | Residential Multi-Family (Affordable) Estimated FAR: 1.0 Structured Parking |
| CPN22-DR-002 One Page Staff Summary | 1) 15-2 ((1)) 15A 2) 15-2 ((1)) 16 3) 15-2 ((1)) 17A | 1) 2214 Rock Hill Rd, Herndon, VA 20170 2) 2210 Rock Hill Rd, Herndon, VA 20170 3) 2205 Rock Hill Rd, Herndon, VA 20170 | DWC Holdings LLC & Origami Capital Partners LLC; Brian Winterhalter, DLA Piper LLP (Authorized Agent) | Mixed Use | Current Comprehensive Plan recommendation provided in supplemental documents. | Mixed Use | The Nominator seeks to amend the Fairfax County Comprehensive Plan to modify an existing option for redevelopment of the Property with a mix of uses to allow a greater proportion of residential use than currently contemplated under the Comprehensive Plan. Additional information regarding the proposed Comprehensive Plan changes is provided in supplemental documents. |
| CPN22-DR-003 One Page Staff Summary | 40-1 ((1)) 39 | 7600A Leesburg Pike, Falls Church, VA 22043 | Elm Street Communities, Inc. (Lynne Strobel, Agent/Attorney) | Residential: 5-8 du/ac | No site-specific text | Residential | The Nominator proposes an option to the current Plan text to allow for residential use up to a density of 12-16 du/ac. |
| CPN22-DR-004 One Page Staff Summary | 0161-01-0004 0152-01-0001 0152-01-0002 | 0161-01-0004 no address given in tax records 0152-01-0001 2140 Rock Hill Rd 0152-01-0002 2144 Rock Hill Rd | Richard D. Stout | Mixed Use | Baseline Recommendations: Land Unit L-3 (Parcels 15-2((1))1, 2, 3 and 16-1((1))4, 4A) is planned for office and research and development use at a maximum intensity of .25 FAR at the baseline. Community-serving retail use on the ground level of office structures may be appropriate to serve employees. Rail Transit Option: Mixed Use with multiple options within the 1/2-mile radius of Metro; Residential 16-20 du/ac beyond the 1/2-mile radius | Mixed Use, Residential, Other | Nominator proposes that the Rail Transit Option for Ring 2 in Land Unit L-3 be changed to allow predominately residential use with non-residential uses (retail, services, amenity space and live-work units) limited to appropriate first floor street frontages. (Page 152) No change to density (max. 1.6 FAR) is proposed. Nominator proposes that the Baseline Recommendation be changed to medium density residential: 16-20 dwelling units per acre, at an overall intensity of .50 FAR No change is proposed for Ring 3 (the area beyond the ½-mile circle) which is planned for residential use at 16-20 du/ac (0.5 FAR). |

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| CPN22-DR-005 One Page Staff Summary | 29-1 ((1)) 45 29-1 ((4)) 1 29-1 ((4)) 2 29-1 ((4)) 3 | 1336 Spring Hill Road, McLean, VA 22101 1340 Spring Hill Road, McLean, VA 22101 1344 Spring Hill Road, McLean, VA 22101 1348 Spring Hill Road, McLean, VA 22101 | Matthew G. Roberts, Esq. | 2-3 DU/AC | McLean Planning District, M6 - Spring Hill Road Community Planning Sector: "Vacant land south of Lewinsville Road and east of Gordon Lane is planned for residential use at 2-3 dwelling units per acre. Cluster development is encouraged so that land immediately adjacent to the Dulles Airport Access Road would remain as open space and provide a buffer to the residential area." | Residential | Single family attached or detached residential development at 3-4 DU/AC. |
| CPN22-DR-006 One Page Staff Summary | 1. 6-4 ((1)) 66B 2. 6-4 ((1)) 70A 3. 6-4 ((14)) A | 1. 1089 Liberty Meeting Court, Herndon, VA 20170 2. 11718 Sugarland Road, Herndon, VA 20170 3. N/A | Trustees of Dranesville United Methodist Church, by Sara V. Mariska, Attorney/Agent | 0.5-1 dwelling unit/acre | Upper Potomac Planning District, Greater Herndon Community Planning Sector (UP4) - Planned for residential uses at 0.5-1 dwelling unit/acre. Specific plan text has been included as a supplemental document. | Mixed Use | Nominator proposes to retain existing approved uses including a place of worship, child care and nursery school, columbarium, cemetery, and telecommunications use and add an affordable independent living facility with up to 90 units in a 5-story building up to 50 feet in height. |

Franconia District

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| CPN22-LE-001 One Page Staff Summary | 0823 01 0041E | 6116 Rose Hill Drive, Alexandria, VA 22310 | Aisha Hill | The property is located within the RH4 Lehigh Community Planning Sector of the Rose Hill Planning District, Area IV ("RH4") Section of the Comprehensive Plan. | Current Comprehensive Plan Recommendation - "The site of the Rose Hill shopping center is planned for continued retail use up to .30 FAR. Although larger in gross floor area than some other neighborhood centers, it functions as a neighborhood shopping center and is constrained by surrounding development. Future improvements to the shopping center should incorporate adequate pedestrian connections to the surrounding neighborhoods and effective screening and buffering to the adjacent residential areas." The Property's Comprehensive Plan site recommendations are out of step with the County's envisioned goals for redevelopment. The plan as written is inflexible and significantly limits the Applicant's ability to provide more valuable resources to the community. Additionally, the limited FAR prescribed in the Comprehensive Plan prevents the Applicant from developing the site into an attractive mix of residential and commercial uses, as desired by the County. | Mixed Use | Mixed Use, including multifamily residential and retail uses with a structured parking garage and surface parking. |
| CPN22-LE-002 One Page Staff Summary | 0813 05 0010 | 6320 Grovedale Dr., Alexandria, VA 22310 | Zachary G. Williams | Office | Transitional low-rise or townhouse-style office use up to .35 FAR is planned for Tax Map 81-3((5))9, 10, 10A, ((34)), and ((38)) along Grovedale Drive provided the following conditions are met: • Substantial consolidation of the parcels to effect a coordinated, attractive and well-designed development. Such development should be designed to be compatible with the surrounding residential community and no direct access should be provided to Beulah Street; and • Landscaped screening should be provided in the buffer zone for those properties surrounding the subject property. This includes the Georgetown Woods townhouse development on Gildar Street and the low density neighborhood across Beulah Street. The landscaped screening should contain an effective mixture of shrubs and trees together with a fence of at least six feet in height between the planned office and existing townhouse development. Such fence should be placed on the inside edge of the buffer zone. | Institutional | Given the changing office market due to the pandemic and other factors, the Applicant now seeks to amend the Comprehensive Plan and proffers to allow flexibility to develop a childcare center on the Property with up to 140 to 160 children. The proposed childcare center will contain two stories and a GFA of 9,000 s.f. The childcare center would contain one play area, located at ground level at the rear of the site. A childcare center is a permitted use in the C-2 zoning district and would otherwise be permitted on the Property if not for use restrictions in the proffers. |
| CPN22-LE-003 One Page Staff Summary | 81-3 ((5)) 15A 81-3 ((5)) 15B 81-3 ((5)) 15C 81-3 ((5)) 17C 81-3 ((5)) 17D | 6320 Munhall Lane, Alexandria, VA 22310 6321 Munhall Lane, Alexandria, VA 22310 6325 Munhall Lane, Alexandria, VA 22310 6412 Beulah Street, Alexandria, VA 22310 6400 Beulah Street, Alexandria, VA 22310 | CIA-Beulah Street LLC (Lynne Strobel, Agent/Attorney) | Office | Low intensity office use | Residential | Option for residential use up to 12 dwelling units per acre exclusive of affordable and workforce housing. |

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| CPN22-LE-004 One Page Staff Summary | 90-4 ((1)) 11C | 6699 Springfield Court | Tim Sampson | Industrial | The property is located within Land Unit P of the Franconia-Springfield Transit Station Area within Area IV. Land Unit P is planned for light industrial use up to 0.35 FAR, with an option for biotech/research and development uses up to 0.50 FAR as appropriate to complement the "NVCC/Inova medical center". | Residential | Increase baseline density recommendation to be consistent with existing by-right zoning (0.35 FAR to 0.50 FAR). Include additional option for Residential and/or Continuing Care use with potential ancillary ground floor retail up to 1.5 FAR with structured parking and maximum building height up to 100 feet. |
| CPN22-LE-005 One Page Staff Summary | 81-2((01)) 0025A 81-2((04)) 0026 81-2((04)) 0027 81-2((04)) 0017 81-2((04)) 18 81-2((04)) 19 | 5509 Vine Street 5513 Vine Street 5416 Vine Street 5410 Vine Street 5408 Vine Street | Mark Looney | Industrial | Rose Hill Planning District, Van Dorn Station Area, Page 19. Please see attachment for site-specific text. | Mixed Use | The Nomination proposes to modify the Plan's recommendations for the SSPA Area to better align land use and transportation planning in the Vine Street corridor. Specifically, the Nomination proposes to add flexibility to accommodate whatever transportation solution results from VDOT's Study while continuing to promote TOD development adjacent to the Van Dorn Street Metro Station. It also consolidates the two land use options currently set forth in the Plan – one option below 1.0 FAR and another above a 1.0 FAR – into a single recommendation. See the proposed text in the Statement of Justification. |
| CPN22-LE-006 One Page Staff Summary | Northeastern Landbay #1 0804 01 0017 #2 0804 01 0018 #3 0804 01 0019 #4 0804 01 0020B Northwestern Landbay #5 0804 01 0016 Southwestern Landbay #6 0902 01 0004B #7 0902 01 0004C #8 0902 01 0004A | Northeastern Landbay #1 6515 Backlick Rd, Springfield, VA 22150 #2 6841 Franconia Rd, Springfield VA 22150 #3 6850 Franconia Rd, Springfield VA 22150 #4 n/a Northwestern Landbay #5 6508 Backlick Rd, Springfield, VA 22150 Southwestern Landbay #6 n/a #7 6508 Backlick Rd, Springfield, VA 22150 #8 n/a | Mark M. Viani | Northeastern Landbay #1 Retail and other #2 Retail and other #3 Retail and other #4 Retail and other Northwestern Landbay #5 Retail and other Southwestern Landbay #6 Mixed Uses #7 Mixed Uses #8 Mixed Uses | The Property is located in Land Unit D of the Springfield-Franconia Area (Area IV). The Plan provides in relevant part: (For Northwestern and Northeastern Landbays) The land unit is an area where medium- to high-density redevelopment with consolidation of parcels is encouraged to alleviate some restrictions to development of narrow parcels. The area between Old Keene Mill Road and Springfield Boulevard is planned for retail uses up to 0.70 FAR. With substantial consolidation, the area is planned for an option of office and retail uses up to 1.5 FAR. (For Southwestern Landbay) The area south of Springfield Boulevard and west of Backlick Road is planned for mid-rise office use with ground floor retail uses up to 0.70 FAR. As an alternative, uses such as automobile sales and services may be considered for this area at an intensity up to 0.70 FAR. With substantial and logical consolidation, development up to 1.0 FAR may be considered as an option for redevelopment. | Mixed Use | As detailed more fully in the Statement of Justification (letter) and Illustrative Concept Plan, submitted with this application, the nomination proposed to completely redevelop the property with a mixed-use high-quality multifamily residential development, with an internal structured parking facilities onsite amenities, as well as first floor commercial units on both sides of Springfield Boulevard (between the Northwestern and Southwestern landbays. Leveraging its proximity to the Springfield Multimodal Transportation Center and the surrounding commercial properties, the project will provide a transformational change to this portion of the Springfield CBC, with the inclusion of upscale multifamily residential development and creation of an activated street front long Springfield Boulevard. The proposed density varies with each landbay (as reflected on the plan) and building height is limited to 85 feet, which is compatible with surrounding uses. |
| CPN22-LE-007 One Page Staff Summary | 092-1 ((01)) 0008 092-1 ((01)) 0009 092-1 ((01)) 0010 092-1 ((01)) 0011 092-1 ((01)) 0012 092-1 ((01)) 0013 092-3 ((01)) 0001 092-3 ((01)) 0002 092-3 ((01)) 0005 | 6981 Telegraph Road Alexandria, VA 22310 6988 Telegraph Road Alexandria, VA 22310 7015 Sheridonna Lane Alexandria, VA 22310 7018 Sheridonna Lane Alexandria, VA 22310 7019 Sheridonna Lane Alexandria, VA 22310 7101 Sheridonna Lane Alexandria, VA 22310 | The Carr Companies (Agent: DLA Piper LLP (US)) | 1-2 DU/AC | The privately-owned parcels along Sheridonna Lane, between Dogue Creek and the LakeDevereaux subdivision, should be considered for purchase by the county to buffer Huntley Meadows Park. This area contains floodplains associated with Dogue Creek. If appropriate, non-floodplain areas should be made available for wetland mitigation purposes. If public acquisition is not achieved, the area is planned for residential use at 1-2 dwelling units per acre. As the area is almost entirely within a Resource Protection Area, development is planned for the low end of the Plan's density range. | Residential | The Nominator proposes a 9-parcel consolidation for an age-targeted (55 and older) attractive, integrated and well-planned independent living facility up to 8 units/acre to be located on the Property |
| CPN22-LE-008 One Page Staff Summary | 090-2 ((01)) 0086A | 6525 Frontier Drive, Springfield, Virginia 22150 | David Gill | Retail and other | Parcel 90-2 ((1)) 86A is planned for low- intensity retail use up to .30 FAR. This use should be one-story in character, with buildings and access oriented to Frontier Drive. A minimum 50-foot vegetated buffer and a brick wall should be provided along Elder Avenue to assist in creating a transition to the existing residential communities in this area. The buffer should be enhanced with evergreen trees to provide year round screening. No sidewalk or curb and gutter should be provided along Elder Avenue. The primary access to development in Land Unit L should be oriented to Frontier Drive opposite the entrance to future Springfield Town Center. | Mixed Use | We are seeking a Plan option for mixed-use residential to complement the nearby Springfield Town Center, while respecting the existing single-family neighborhoods to the east. Building heights would taper from approximately 12-stories (120 feet) on Frontier Drive, to a single story of retail use along the property's east. We request a Plan FAR of approximately 2.0 with multifamily residential and retail use. Approximately 117,000 sf of retail use and approximately 626,000 sf of residential use. Most parking would be within underground parking structures, with a 3-story above grade garage along the south, wrapped on two sides with retail and residential uses. Vehicular access into the site will come off of Frontier Drive, with no vehicular access from the neighborhoods to the east. There will be a new retail street running east-west lined with retail, open space, outdoor seating areas, and a generous streetscape to establish a strong sense of place for the project. |

Hunter Mill District

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|--|--|--|---|--|--|--------------------|--|
| CPN22-HM-001 One Page Staff Summary | 0171 01 0002C | 1760 Reston Parkway | RTC Partnership, LLC (Andrew A. Painter, attorney/agent) | Residential Planned Community | The Plan recommends development on the Property with approved uses and development intensities, specifically approved for mix of uses to include office, retail and/or eating establishments at an approved intensity of 4.08 FAR. | Residential | Alternative redevelopment option for a high-rise multifamily residential building up to 4.08 FAR, with setbacks from Reston Parkway similar to that as approved with the adjacent Spectrum development, and publicly-accessible open space provided along Reston Parkway. |
| CPN22-HM-002 One Page Staff Summary | 18-3 ((5)) F 18-3 ((5)) G 18-3 ((5)) 7 18-3 ((5)) 7A 18-3 ((5)) 8B | 1805 Michael Faraday Court | Breckenridge, LLC (Andrew A. Painter, attorney/agent) | Mixed Use | The western portion of the Properties (Tax Map ##18-3 ((5)) 7 and 7a) are planned for a Residential-Mixed Use designation up to a 1.5 FAR. The eastern portion of the Properties (Tax Map ##18-3 ((5)) 8B, G, and F) are located in the Reston East District and are planned to retain their employment activity focus up to an intensity of a 0.50 FAR. The Plan recommends a redevelopment option for the eastern portion of the Properties with residential uses up to a 1.0 FAR with conditions: (1) full consolidation with adjacent parcels Tax Map #18-3 ((5)) 6, 8C, and 9); and (2) the Skatequest Ice Rink located on Tax Map #18-3 ((5)) 9 is preserved as a private community recreational facility. | Other | Remove the lot consolidation requirement. Retain existing land use mix recommendation. |
| CPN22-HM-003 One Page Staff Summary | 1) 17-4 ((12)) 11D3 2) 17-4 ((12)) 11D5 3) 17-4 ((12)) 11D7 4) 17-4 ((12)) 11D8 5) 17-4 ((12)) 11K 6) 17-4 ((12)) 11M | 1900 Centennial Park Dr., Reston, VA 20191 11400 Commerce Park Dr., Reston, VA 20191 11440 Commerce Park Dr., Reston, VA 20191 11480 Commerce Park Dr., Reston, VA 20191 1850 Centennial Park Dr., Reston, VA 20191 Vacant Land, Reston, VA 20191 | CP Management Center, LC; Brian Winterhalter, DLA Piper LLP (Authorized Agent) | 1) 17-4 ((12)) 11D3 - Light Intensity Industrial District 2) 17-4 ((12)) 11D5 - Planned Development Commercial District 3) 17-4 ((12)) 11D7 - Planned Development Commercial District 4) 17-4 ((12)) 11D8 - Light Intensity Industrial District 5) 17-4 ((12)) 11K - Planned Development Commercial District 6) 17-4 ((12)) 11M - Planned Development Commercial District | Current Comprehensive Plan Recommendation provided in supplemental documents. | Mixed Use | The Nominator seeks to amend the Fairfax County Comprehensive Plan to: (1) increase the maximum development intensity for the Property from 2.5 FAR to 3.2 FAR, and (2) modify the recommended mix of uses to allow a greater proportion of office than currently contemplated under the Comprehensive Plan. Additional information regarding the proposed Comprehensive Plan changes is provided in supplemental documents. |
| CPN22-HM-004 One Page Staff Summary | 17-3 ((8)) (3A) 3B | 12120 Sunrise Valley Drive | RMC Owner LLC (Authorized Agent, DLA Piper LLP) | Office | See attached documentation. | Residential | The property identified on the Fairfax County Tax Map as parcel 17-3 ((8)) (3A) 3B may be redeveloped with 100 percent residential use up to a 1.9 FAR. |
| CPN22-HM-005 One Page Staff Summary | 017-3 ((08)) (04) 0001 017-3 ((08)) (04) 0002 017-3 ((08)) (04) 0003 017-3 ((01)) 0026 | 12001 Sunrise Valley Drive Reston, VA 20191 12003 Sunrise Valley Drive Reston, VA 20191 12005 Sunrise Valley Drive Reston, VA 20191 | Reston Corner Virginia, LLC (Agent: DLA Piper LLP (US)) | Office, Public Facilities | The area west of the USGS and south of Sunrise Valley Drive is planned for light industrial use up to .35 FAR, while office use up to .50 FAR is appropriate for the balance of the district | Mixed Use | Update the land use recommendation to include a residential option with a FAR up to 1.5 and for the recommended land use to be updated to "residential mixed-use" |
| CPN22-HM-006 One Page Staff Summary | 017-4 ((14)) (1A) 2A | 1950 Roland Clarke Place, Reston, Virginia 20191 | Amanda Williams and Mark Looney, Cooley LLP (Property Owner's Agent and Attorney) | Residential Planned Community | The Property is within the Transit-Oriented Development District within the south sub-district of the Wiehle TSA and is specifically designated for Residential Mixed Use ("RMU"). A copy of the site-specific guidance is included in the Supplemental Documents section of this form. | Residential, Other | The Owner requests consideration of a Site-Specific Plan Amendment to the Fairfax County Comprehensive Plan to modify the current Residential Mixed-Use designation for the Property, which calls for redevelopment at a ratio of 75% residential and 25% non-residential, and permit instead primarily residential uses across the Property with the inclusion of a public use component. |
| CPN22-HM-007 One Page Staff Summary | 027-1 ((16)) (05) 0005 027-1 ((16)) (05) 0010 | 1893 Preston White Drive, Reston, VA 20191 1897 Preston White Drive, Reston, VA 20191 | 1897 Preston White, LLC and Beta Investments, LLC (Agent: DLA Piper LLP (US)) | Office | This district is planned to retain its employment activity focus, including office, light industrial, institutional and research and development (R&D) uses up to .50 FAR. | Mixed Use | The Nominators respectfully submit to update the land use recommendation for the site (and this noted area) to allow for 60-85% residential, 5-10% local serving office, 5-10% retail, and up to 5% hotel uses. The Nominators believe this can be achieved as shown on the "Proposed Plan" by having the "higher density residential mixed-use" development be in the range of 1.75-2.0 FAR while the medium density, transitional mixed-use development is in the range of 1.0 FAR |

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| CPN22-HM-009 One Page Staff Summary | 17-4 ((12)) 1 17-4 ((12)) 2 17-4 ((12)) 4 17-4 ((12)) 4A 17-4 ((12)) 5A 17-4 ((12)) 7 17-4 ((12)) 8 17-4 ((12)) 9 | 1900 Association Drive 1920 Association Drive 1904 Association Drive 1906 Association Drive 1912 Association Drive 1914 Association Drive 1910 Association Drive | JLB Realty LLC (Authorized Agent: DLA Piper LLP) | Office | See attached documents. | Mixed Use, Residential | Bring the entirety of the Property into the RMU designation, provide additional flexibility in the mix of uses, affirm the need for the grid of streets to create developable blocks, and provide for recognition of the historic character of the exiting office buildings through alternative measures to preservation. |
| CPN22-HM-010 One Page Staff Summary | 018-3 ((06)) 0007A 018-3 ((06)) 0007B 018-3 ((06)) 0007C 018-3 ((06)) 0008B | 1810 Samuel Morse Drive Reston, VA 20190 1825 Samuel Morse Drive Reston, VA 20190 1850 Samuel Morse Drive Reston, VA 20190 11111 Sunset Hills Road Reston, VA 20190 | Pulte Home Company LLC (Agent: Brian Winterhalter of DLA Piper LLP (US)) | Mixed Use | This district is planned to retain its employment activity focus, including office, light industrial, institutional and research and development (R&D) uses up to .50 FAR. | Residential | This area includes low-rise office buildings and surface parking lots located east of Samuel Morse Drive and west of the proposed South Lakes overpass. The existing site is located adjacent to approved, mixed-use development in the Wiehle Station East TOD area. The redevelopment with residential uses up to 1.0 FAR should be permitted, and it must provide harmony with the adjacent mixed-use, TOD area. The redevelopment criteria must include connection to Reston Station Boulevard, maximum tree canopy, updated stormwater management, and orientation of buildings to complete streets instead of alleys. Setbacks and dedication of a portion of Sunset Hills Road are necessary. Dedication of land and construction of a portion of the extension of South Lakes Drive must be provided if adjoining the selected site. The area located east of the extension of South Lakes Drive will remain industrial. |
| CPN22-HM-012 One Page Staff Summary | 1) 029-3 ((01)) 0031A 2) 029-3 ((01)) 0031B | 1) 2000 Chain Bridge Road, Vienna, VA 22182 2) 2050 Chain Bridge Road, Vienna, VA 22182 | Comstock | Transit Station Mixed Use, Residential Mixed Use | See attached | Mixed Use | See attached |
| CPN22-HM-013 One Page Staff Summary | 18-3 ((3)) 2A 18-4 ((1)) 22 18-4 ((8)) 1A 18-4 ((8)) 2 18-3 ((2)) 4 18-3 ((1)) 4 18-4 ((1)) 26B1 18-4 ((8)) 3 18-3 ((3)) 3A 18-3 ((1)) 5 18-3 ((2)) 2A 18-3 ((2)) 6 18-3 ((2)) 1 18-3 ((3)) 4A | 1620 Hunter Mill Road 1621 Hunter Mill Road 1631 Crowell Road 1627 Crowell Road 10736 Sunset Hills Road 1628 Hunter Mill Road 1627 Hunter Mill Road 1623 Crowell Road 1624 Hunter Mill Road 1630 Hunter Mill Road 10718 Sunset Hills Road 10800 Sunset Hills Road 10728 Sunset Hills Road 10700 Sunset Hills Road | Mark Looney | .2-.5 dwelling units per acre | Site Specific Text Provided as Attachment. Upper Potomac Planning District, Greater Reston Community Planning Sector, pg 68. | Residential | The Nomination proposes to allow for a predominately residential community consisting of a range of single-family detached and single-family attached and/or stacked dwelling units, coordinated access and integrated open space throughout the SSPA Area. Key features of the Nomination include (a) potential dedication of right-of-way for and construction of relocated Sunset Hills Road through the SSPA Area consistent with the 2018 Plan Amendment, (b) the widening of Hunter Mill Road between Crowell Road and the Dulles Toll Road, (c) potential expansion and/or relocation of the Park Authority's athletic field facility currently planned for the east side of Hunter Mill Road, (e) potential development of additional recreational facilities west of Edlin School beyond those proposed by the Park Authority, and (f) potential convenience retail to serve the Property and surrounding communities, if desired and appropriate. |
| CPN22-HM-014 One Page Staff Summary | 18-3((08))18B 18-3((08))0008 18-3((08))0004A 18-3((08))0001 18-3((08))0002 18-3 ((08))0005A1 18-3 ((08))0007A | 11100 Wildlife Center Drive, Reston, VA, 20190 1768 Business Center Drive, Reston, VA 20190 1761 Business Center Drive, Reston, VA 20190 1771 Business Center Drive, Reston, VA 20190 1769 Business Center Drive, Reston, VA 20190 1759 Business Center Drive, Reston, VA 20190 1760 Business Center Drive, Reston, VA 20190 | Mark Looney | Industrial | Site Specific Text as provided in Pages 159-162 of Reston Comprehensive Plan | Mixed Use | The Nomination proposes to permit Lake Fairfax Business Park's redevelopment into a village-style mixed-use community that complements and builds on Reston's successful Village Centers. Indeed, the proposal envisions retention of elements of the existing office and nonresidential uses and the introduction of new, transitional residential uses (e.g., townhome, attached single-family residential units, 2-over-2 units, mid-rise multi-family, and condo flats) and appropriately scaled retail uses, all connected and enhanced by coordinated and improved pedestrian connections, streetscape, open space & tree preservation/buffer areas. |
| CPN22-HM-015 Withdrawn by Nominator | 18-4 ((4)) 4 18-4 ((4)) 5 18-4 ((1)) 5 18-4 ((1)) 5A | 1533 Crowell Road, Vienna, VA 22182 1538 Crowell Road, Vienna, VA 22182 | Panthea Mohtasham | The Properties are zoned to the Residential Estate ("R-E") district. Currently, the Properties each contain one house and consist of | The Hickory Community Planning Sector is recommended as a Low Density Residential Area under the Concept for Future Development and is developed predominantly with single-family residential uses at 0.2 to 0.5 dwelling units per acre. Please see the attached documents for specifics. | Residential | The Nominator proposes to continue the evolution of the Community with residential development by requesting an option to the current Plan text to allow for residential use up to a density of 1 to 2 dwelling units per acre. Please see Statement of Justification for specifics. |

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| | 18-4 ((1)) 4A 18-4 ((1)) 4 | 1542 Crowell Road, Vienna, VA 22182 1546 Crowell Road, Vienna, VA 22182 1616 Crowell Road, Vienna, VA 22182 1620 Crowell Road, Vienna, VA 22182 | | | a combined total of 10 acres. Please see the attached documents for specifics. | | |

Mason District

| Nomination Number | Parcel ID Number(s) | Parcel Address(es) | Nominator Name | Current Plan Map Designation | Current Comprehensive Plan Recommendation for Nominated Property | Proposed Land Use | Summary of Proposed Comprehensive Plan Change |
|--|---|--|---|--|--|--------------------------------------|--|
| CPN22-MA-001 One Page Staff Summary | 71-2-10-0001 71-2-10-0002 71-2-10-0011 71-2-10-0012 | 6675 Little River Turnpike 4605 Columbia Road 4600 Randolph Drive 4604 Randolph Drive | 6675 Little River Turnpike LLC. | Retail and Other | A3-Indian Run Community Planning Sector The commercial area south of Little River Turnpike, between Randolph Drive and Columbia Road is planned for retail use. As an option, parcels 71-2((10))1,2,11, and 12 may be appropriate for office use up to .40 FAR, with full consolidation, a maximum height of 35 feet, a minimum 25 foot landscaped buffer, and effective visual screening including provision of a 6 foot high brick wall next to the residential neighborhood to the south. Any redevelopment of the site should improve the area's storm water drainage and minimize impacts to traffic on Randolph Drive. | Mixed Use | Mixed use consisting of 3 floors of multi-family residential over ground floor retail. Proposed FAR 1.69 Underground structured parking Max building height 65 feet 105 multi-family units and 18,000 SF of ground floor 98-retail |
| CPN22-MA-003 One Page Staff Summary | 0612 17A 0030 0612 17A 0031 0612 17A 0032 0612 17A 0033 0612 17A 0034 0612 17A 0035 0612 17A 0036 0612 17A 0037 0612 17A 0038 0612 17A 0039 0612 17A 0040 | 6500 Block (no addresses assigned) Church St, Falls Church, VA 22041 | David S. Houston | Retail Other (portion), Office (portion) | Office/Retail | Residential, Retail_Other Commercial | The SSPA requests that the Comprehensive Plan provide for a maximum of residential uses up to 82,000 square feet. The requested density is approximately 1.0 FAR. The SSPA seeks to increase the current baseline recommendation in the Comprehensive Plan for retail in Sub-Unit D-4. The current base-line retail recommendation for Sub-Unit D-3 is 200,100 square feet. Current conditions are well below this cap. The nature of the Property's consolidation places part of the potential development in Sub-Unit D-3 and the remainder in D-4. Sub-Unit D-4 recommends only 21,100 square feet of retail between a multitude of parcels and owners and, as mentioned above, would be exceeded by any proposed development increasing retail on the Property. To accommodate new development with optional retail, the proposed update would increase the recommended retail intensity to a maximum of 31,100 square feet in Sub-Unit D-4 – an increase by 10,000 square feet. |
| CPN22-MA-004 One Page Staff Summary | 51-3 ((1)) 43 | 6200 Wilson Boulevard, Falls Church, VA 22044 | Cavalier Club, LLC and EYA Development LLC by Sara V. Mariska, Attorney/Agent | 16-20 dwelling units/acre | Baileys Planning District, Seven Corners Community Business Center, Land Unit E which recommends residential development at 16-20 dwelling units/acre. | Mixed Use | Nominators propose to retain the existing multifamily building, add a structured parking garage, and provide approximately 300 multifamily units and 5,000 to 20,000 square feet of retail in a building up to 7-stories. |
| CPN22-MA-006 One Page Staff Summary | 0592 ((1)) 29A 0592 ((1)) 30 0592 ((1)) 31 0592 ((1)) 32 0592 ((1)) 33 0592 ((1)) 34 0592 ((1)) 35 | 3402 Gallows Road 3404 Gallows Road 3406 Gallows Road 3408 Gallows Road 7816 Libeau Lane 7818 Libeau Lane 7820 Libeau Lane | Madison Acquisitions, LLC, Attn: Russell Rosenberger or Andrew Rosenberger | 1-2 DU/Acre | The Property is located in Sector A9 (Holmes Run Community Planning Sector) in the Annandale Planning District. No site specific guidance is provided for the Property. The land use recommendation for Sector A9 is "Infill development in these neighborhoods should be of compatible use, type and intensity and in accordance with the guidance by the Policy Plan under Land Use Objectives 8 and 14." | Residential | Madison Acquisitions, LLC is seeking to change the Land Use recommendation for the Property to permit residential uses between 3-4 dwelling units per acre. In accordance with the attached Illustrative Concept Plan, the Madison seeks to build single family detached homes in accordance with a PDH-4 zone. Each home would have a two-car integral garage and the units are projected to contain approximately 3,000 to 4,000 square feet of above grade finished space. |
| CPN22-MA-007 One Page Staff Summary | 51-3 ((1)) 2 51-3 ((1)) 3 | 6326 Arlington Boulevard, Falls Church, VA 22044 6320 Arlington Boulevard, Falls Church, VA 22044 | Eakin Properties, Inc. by Sara V. Mariska, Attorney/Agent | Retail and other commercial uses | Baileys Planning District, Seven Corners Community Business Center, Land Unit H. A copy of the site specific Plan text has been included as a supplemental document. | Mixed Use | The Nominator proposes an option to allow up to 450,000 square feet of residential mixed-use or up to 450 units in up to 8-story building(s). |

Mount Vernon District

| Nomination Number | Parcel ID Number(s) | Parcel Address(es) | Nominator Name | Current Plan Map Designation | Current Comprehensive Plan Recommendation for Nominated Property | Proposed Land Use | Summary of Proposed Comprehensive Plan Change |
|--|---|--|---|--|--|-------------------------|---|
| CPN22-MV-001 One Page Staff Summary | 83-3 ((1)) 90 83-3 ((1)) 90B | 6034 RICHMOND HWY ALEXANDRIA VA 22303 6036 RICHMOND HWY ALEXANDRIA VA 22303 | Cityside Exchange LLC (Agent: Brian Winterhalter) | 20+ DU/AC | Included in Supplemental Documents Section "The area south of Huntington Avenue and west of Richmond Highway is built out. Land Unit Q is designated for residential use at 35-40 dwelling units per acre, reflecting the build-out of the Montebello and Belle Haven Towers high-rise residential projects. The Berkshire townhouse developments which comprise Land Unit U have been built in conformance with the planned density of 8-12 dwelling units per acre." | Residential | Residential development at 50-65 dwelling units per acre, provided the additional residential development above the baseline of 35-40 dwelling units per acre consists of committed long-term affordable dwelling units |
| CPN22-MV-002 One Page Staff Summary | 106-2 ((7)) 1 106-2 ((7)) 4 106-2 ((7)) 5 106-2 ((7)) 9A | 8971 Ox Road | Lorton Valley Retail, LLC (Bernard S. Suchicital, agent) | Residential .5-1 du/ac | Planned for residential at .5-1 du/ac with option as a neighborhood shopping center up to 125k GFA, and no free-standing retail use. | Retail_Other Commercial | Permit free-standing retail structures. |
| CPN22-MV-003 One Page Staff Summary | 99-1 ((12)) 10 98-2 ((18)) 3 98-2 ((18)) 11B 99-1 ((12)) 15 98-2 ((18)) 12 | 7600 Boston Blvd, Springfield, VA 22153 7700 & 7702 Boston Blvd., Springfield, VA 22153 7601 Boston Blvd., Springfield, VA 22153 8001 Corporate Ct, Springfield, VA 22153 8000 Corporate Ct, Springfield, VA 22153 | Jennifer L. Garcia (Agent) | Industrial | 2017 Edition of the Comprehensive Plan, Area IV Volume as amended through November 9, 2021, I-95 Corridor Industrial Area, Land Unit C: This land unit, located west of Accotink Creek along both sides of Boston Boulevard, is planned for industrial use up to .50 FAR. The Virginia 95 Business Park occupies much of the land with low-rise buildings. Infill development should be of a compatible use and design with existing uses, and provide buffering to adjacent uses. | Residential | Residential: single-family attached, stacked two-over-two townhomes, low to mid-rise multifamily. Density range 20-25+ dwelling units per acre (du/ac). |
| CPN22-MV-004 One Page Staff Summary | 099-1 ((12)) 0024 | 7375 Boston Boulevard, Springfield, VA 22153 | David S. Houston | Industrial | Industrial use up to 0.50 FAR (see site-specific guidance attached as a Supplemental Document) | Retail_Other Commercial | This SSPA proposes that the Property be considered for consolidation with the abutting Costco parcel (TM 099-1 ((12)) C) as part of the community serving retail recommendation option for Land Unit C in the I-95 Corridor Industrial Area of Comprehensive Plan that was first approved in 1990 in Plan Amendment Case No. S90-IV-S1. The Property would then be integrated into the existing retail center and used either for a members-only vehicle fueling facility or as a customer/member parking lot. Either use would not increase the overall FAR for the combined parcels. An existing underperforming office building containing 29, 715 square feet of gross floor area on the Property would be removed. |
| CPN22-MV-005 One Page Staff Summary | 1092 01 0013A | 8850 Richmond Hwy, Alexandria, VA 22309 | Evan Pritchard, agent/attorney for owner | Alternative Uses | Area IV, Richmond Highway Corridor Area, Suburban Neighborhood Areas. "3. Tax Map Parcels 109-2((1))15 and 13A at the intersection of Richmond Highway and Jeff Todd Way are planned for office, retail or hotel/conference center at an intensity up to 0.50 FAR. Development proposals should be consistent and compatible with those approved uses within the Woodlawn Historic Overlay District. The environmental quality corridor located in this area should be preserved as open space." | Residential | We propose to add language allowing, as an alternative to office or hotel uses, multifamily residential uses up to 35 feet in height and approximately 30 units/acre. |
| CPN22-MV-006 One Page Staff Summary | 1. 101-2((1))64A 2. 101-2((1))66 3. 101-2((1))67 4. 101-2((1))65 5. 101-2((1))60 6. 101-2((1))60A 7. 101-2((1))61 | 1. 101-2((1))64A 2. 101-2((1))66 3. 101-2((1))67 4. 101-2((1))65 5. 101-2((1))60 6. 101-2((1))60A 7. 101-2((1))61 | West Ford Manor, LLC | Office use and residential use at 2 to 3 dwelling units per acre | The following language is for the general area of the properties. There is no specific Plan language for the subject properties. The area on the east side of Richmond Highway from Sherwood Hall Lane to Little Hunting Creek is located within the Gum Springs Community. Adequate measures to mitigate against undue environmental impact should be provided. Streams and flood plains with their existing vegetation located on the property should be preserved. Where past practices have degraded these streams, bioengineering approaches should be followed to restore them to more natural conditions and functions. A potential Bus Rapid Transit (BRT) Station is recommended to be located in the vicinity of this area. Refer to the introductory sections and Transportation section of the Richmond Highway Corridor Area Plan for more details. | Residential | Revise land use designation to Residential at a density of 8 to 12 dwelling units per acre |
| CPN22-MV-007 One Page Staff Summary | #1 0833 01 0091 #2 0833 01 0092 | #1 6100 Richmond Highway, Alexandria, VA 22303 #2 6130 Richmond Highway, Alexandria, VA 22303 | Mark M. Viani | Office | The property is included in Landbay C of the Penn Daw CBC, of the Richmond Highway Corridor Area (Area IV), which provides: Land Unit C This approximately 7-acre sub-unit includes the commercially-zoned lots fronting on the west side of Richmond Highway south of Belle Haven Towers between Richmond Highway and the Fairhaven neighborhood. Base Plan The sub-unit is planned for office use up to approximately 150,000 gross square feet and a maximum height of 50 feet. Buildings should be oriented toward Richmond Highway with parking in the rear. Substantial consolidation of lots, combined access points, and an efficient internal circulation pattern should be provided. | Residential | As detailed more fully in the Statement of Justification (letter) and Illustrative Concept Plan, submitted with this application, the nomination proposed to completely redevelop the property with a high-quality multifamily residential development, with an internal structured parking facility an onsite amenities, including a dog park. The proposed development would have a maximum density of 400 units (approx 87.33 dus/ac), each unit at about 800nrsf, with a maximum building height of six stories. |

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|---|--|---|--------------------------------|--|---|-------------------|--|
| CPN22-MV-008 One Page Staff Summary | 1. 106-4((1))17 2. 106-4((1))18 3. 106-4((1))19 4. 106-4((1))27 5. 106-4((1))27A | 1. 9300 Ox Road 2. 9304 Ox Road 3. 9224 Ox Road 4. vacant 5. vacant | L&F Laurel Hill Highlands, LLC | Residential .2 to .5 dwelling units per acre | There is no site specific Comprehensive Plan recommendation for the nominated property. | Residential | Retain residential use recommendation but revise density recommendation to residential at 5 to 8 dwelling units per acre |
| CPN22-MV-009 One Page Staff Summary Withdrawn by Nominator | 83-3 ((9)) (9) D | 6140 Richmond Highway | Sara Mariska | Office | Office use at 0.5 FAR and up to 50 feet in height. | Residential | Added by BOS on 12/6/2022. The nominator proposes to retain the base plan recommendation and add a plan option for the property to allow multifamily residential or independent living use with up to 102 units and up to 70 feet in height. |

Providence District

| Nomination Number | Parcel ID Number(s) | Parcel Address(es) | Nominator Name | Current Plan Map Designation | Current Comprehensive Plan Recommendation for Nominated Property | Proposed Land Use | Summary of Proposed Comprehensive Plan Change |
|--|---|---|--|--|--|--------------------|---|
| CPN22-PR-001 One Page Staff Summary | 0482 07330004 0482 07330005 0482 07330006 0482 07330011 0482 07330012 0482 07330013 0482 07330014 | 2910 Swanee Lane, Fairfax, VA 22031 2906 Swanee Lane, Fairfax, VA 22031 2904 Swanee Lane, Fairfax, VA 22031 2903 Swanee Lane, Fairfax, VA 22031 2905 Swanee Lane, Fairfax, VA 22031 2907 Swanee Lane, Fairfax, VA 22031 2911 Swanee Lane, Fairfax, VA 22031 | James D. Clark | 1-2 DU/AC | Current Comprehensive Plan Text Fairfax County Comprehensive Plan, 2017 Edition Vienna Planning District, Amended through 2-3-2021 VI-Lee Community Planning Sector 48 The current Comprehensive Plan does not contain specific recommendations for the nominated seven parcels (other than a generally density specification of 1-2 DU/acre). See page 44 of the Comprehensive Plan at paragraph 6. | Residential | Summary of Proposed Comprehensive Plan Change In order to facilitate and encourage the logical completion of Phase I of the Briarwood Trace Subdivision in the south-east quadrant of the Nutley/Route 66 Interchange, the seven properties on Swanee Lane [48-2-7-33-4, 5 6, 11, 12, 13 & 14] at the entrance to that subdivision should planned for residential development at 4-5 dwelling units per acre. Plan language should permit the redevelopment of these lots as a group, or individually, if redevelopment of a single lot provides a logical extension of the existing PDH-5 area. Building setback requirements, minimum parcel assemblage size requirements, payment of proffers, and the like, should be reduced or waived to the extent practicable in order to expedite this redevelopment and in recognition of the extensive proffers already granted during the development of the Briarwood Trace Subdivision (e.g., extensive tree save areas and the construction and dedication of Briarwood Park). |
| CPN22-PR-002 One Page Staff Summary | 1. 293 ((15)) 002 2. 293 ((15)) 3A 3. 293 ((15)) 3B 4. 293 ((15)) 3C1 | 1. 8251 & 8255 Greensboro Drive 2. 8281 Greensboro Drive 3. 8283 Greensboro Drive 4. 8285 Greensboro Drive | Zachary G. Williams | Transit Station Mixed Use | The Tysons Central 7 District, surrounding the Greensboro Metro station, has two subdistricts, separated by Leesburg Pike. The North Subdistrict is oriented towards Greensboro Drive and is envisioned to be a vibrant 24-hour mixed use center with a high concentration of office space. The overall percentage of office uses throughout all of the Transit Station Mixed Use areas should be approximately 65% office. The residential component should be on the order of 20% or more of the total development. | Mixed Use | Given the continuously fluctuating office market resulting from the COVID19 pandemic and other factors, the Owner seeks to amend the Comprehensive Plan language to increase flexibility in the land use mix for the Property to permit primarily residential uses, while still offering office, hotel and retail uses. This amendment seeks to further the mixed use environment that has been successful in the submarket already. Additional residential development helps buoy retail traffic and office traffic creating a node that is attractive not only to work, but also to live. This nomination would create flexibility in the designated percentages for office use to be below 65% and residential use to exceed 60% to reflect current market trends. |
| CPN22-PR-003 One Page Staff Summary | 1) 29-4 ((6)) (1) 1A (Taylor site) 2) 30-3 ((28)) C3 (Lincoln site) 3) 30-3 ((28)) (2) 1 (Westgate site) | 1) 7581 Colshire Dr., McLean, VA 22102 (Taylor site) 2) 1700 Old Meadow Rd, McLean, VA (Lincoln site) 3) Vacant Land, McLean, VA 22102 (Westgate site) | Taylor Colshire Meadow LLC - Antonio Calabrese, DLA Piper (Authorized Agent for Taylor); Lincoln 1700 Old Meadow Road LLC and Westgate 1600 Anderson Road LLC - Lynne Strobel, Walsh, Colucci, Lubeley & Walsh (Authorized Agent for Lincoln & Westgate) | The Taylor site is designated for office development within the Colshire Subdistrict (with one of the three entitled buildings on this site already approved for residential on the CDP). The Westgate site is located in the Anderson Subdistrict and is planned for mixed-use development as Transit Station Mixed Use ("TSMU"). | Transit Station Mixed Use: These areas are generally located near the Metro stations. They are planned for a balanced mix of retail, office, arts/civic, hotel, and residential uses. The overall percentage of office uses throughout all of the Transit Station Mixed Use areas should be approximately 65%. This will help Tysons maintain a balance between land use and the necessary transportation infrastructure. Individual developments may have flexibility to build more than 65% office if other developments in the category are built or rezoned with a use mix that contains proportionately less office. The residential component should be on the order of 20% or more of the total development. It is anticipated that the land use mix will vary by TOD District or subdistrict. Some districts or subdistricts will have a concentration of offices and other areas will have a more residential character. - Fairfax Comprehensive Plan, 2017 Edition, Tysons Urban Center, Pages 22-24 | Residential, Other | The Owners do not propose any Comprehensive Plan changes. The Owners believe that the proposed use mix is in compliance with the recommendations of the Fairfax County Comprehensive Plan, but submit this Site-Specific Plan Amendment to ensure certainty in the evaluation process when applications are submitted. Additional information is provided in the statement of justification. |

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| | | | | The Lincoln site is located within the Old Meadow Subdistrict and is planned for mixed-use development under the TSMU classification. | | | |
| CPN22-PR-004 One Page Staff Summary | 47-2 ((01)) 0058 | 3033 Chain Bridge Road | Mark Looney | Mixed Use | "The AT&T Corporate Office is the predominant use in this land unit and is almost completely developed. Further development on the AT&T site should be within the approved intensity and compatible with existing development on the site. Only existing access should be used and existing landscaping should be maintained and enhanced, where appropriate." (Fairfax Planning District, Flint Hill Suburban Center, Page 19) | Mixed Use | This SSPA Nomination proposes to allow an appropriately-scaled mixed-use neighborhood destination, with opportunities for enhanced connectivity through the Property while preserving natural features along the perimeter of the Property. The Nomination envisions mid-rise multifamily residential, office and community-serving retail uses in the core area, with townhomes in the eastern and southern areas intended to provide transitional uses to surrounding uses. Residential uses would include market-rate, affordable, and/or senior housing uses, while the retail uses would target goods and services that surrounding residents and the remaining AT&T employees today must drive to drive to enjoy, including restaurants, food/grocery stores and service uses. AT&T may maintain a presence at the Property, albeit in a smaller footprint, making this mixed-use community ideal for telework or to support non-residential uses. The Nomination proposes up to seven stories. |
| CPN22-PR-005 One Page Staff Summary | 048-4 ((01)) 0001E 048-4 ((01)) 0001G | 9300 Lee Highway, Fairfax, VA 22031 9302 Lee Highway, Fairfax, VA 22031 | Jill S. Parks, Esq. (Hunton Andrews Kurth LLP) | 1) Parcel 1E: 4-5 DU/AC, Mixed Uses, Private Open Space 2) Parcel 1G: 1-2 DU/AC, Mixed Uses, Private Open Space | See Appendix A to the SOJ for the full text of the Comprehensive Plan for the Vienna TSA. The Land Bay A recommendation is summarized below. Land Bay A Base Plan: This land unit is planned and approved for mixed use development to include multi-family residential units as well as office uses up to 0.50 FAR and ancillary uses, including, but not limited to, support retail and a day care center. Approximately 320-350 housing units are approved for development in the southwest corner of the land use and these should be provided. Additional multi-family residential units or a mix of multi-family and high density single-family attached units may be considered on the remaining underdeveloped portion of the land unit at an average of 20-30 dwelling units per acre built at a ratio converting approved office use to multi-family residential use of 1:1 (one office square foot for one residential square foot). | Residential | See Appendix A to the SOJ for the full text proposed for the Vienna TSA and Land Bay A Base Plan and Redevelopment Option 1 and 2, which is summarized below. Option 1: The existing office buildings and associated parking structure(s) may be converted and/or adaptively reused as senior housing or multi-family residential buildings, and ancillary uses. Once converted, such buildings may include up to 450 senior housing or multi-family residential units, as applicable, and up to 450,000 square feet. The existing parking structure(s) on Land Bay A may be repurposed or replaced with a multi-family residential building up to ten stories and with a maximum of 715 dwelling units and up to 715,000 square feet. Option 2: The existing office buildings and associated parking structure(s) may be replaced with multi-family residential building(s) that include up to 1,200,000 square feet of residential and ancillary uses and up to 1,200 dwelling units (at a maximum of 80 dwelling units per acre). |
| CPN22-PR-006 One Page Staff Summary | 049 ((34)) 2929 A - U 049 ((34)) 2931 A - H | 2929A - U Eskridge Road, Fairfax VA 22031 2931A - H Eskridge Road, Fairfax VA 22031 | Steve Teets, Agent for the Alliance Center Condominium | Merrifield Commercial Revitalization Area, Merrifield Suburban Center Partially in the Core and Area Adjacent to the Core | FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition Area I The Merrifield Suburban Center, Amended through 9-24-2019 Land Unit Recommendations for Sub-Unit F1 and F2 Option 2: As an alternative to the office and retail option, mixed-uses with residential use and/or hotel use may be appropriate up to 1.2 FAR, if the redevelopment creates a component of the envisioned Town Center. Development proposals should be in conformance with the Area-Wide Recommendations for alternative uses | Mixed Use, Residential | The only change we propose is an increase of FAR to 3.0 for Option # 2 in the Sub-Unit F1 and F2 |
| CPN22-PR-007 One Page Staff Summary | 49-1 ((19)) A 49-1 ((19)) C 49-1 ((19)) D 49-1 ((19)) E2 49-1 ((19)) F1 49-1 ((19)) F2 49-1 ((19)) F3 49-1 ((19)) F4 49-1 ((19)) G 49-1 ((19)) H 49-1 ((19)) 1 49-1 ((19)) 2 49-1 ((19)) 3 49-1 ((19)) 4 | 2690 Prosperity Avenue 2700 Prosperity Avenue 2701 Prosperity Avenue 2710 Prosperity Avenue 2711 Prosperity Avenue 2720 Prosperity Avenue 2721 Prosperity Avenue 2730 Prosperity Avenue 2731 Prosperity Avenue 2740 Prosperity Avenue 2741 Prosperity Avenue 2750 Prosperity Avenue 2751 Prosperity Avenue | B9 Sequoia Prosperity Owner LLC (Bernard S. Suchicital, agent) | Office and Private Open Space | The Property is located within Land Unit D of the Merrifield Suburban Center of the Area I Plan. The Plan recommends development on the Property with approved uses and development intensities. Parcels 49-1 ((19)) A, C, E2, F1, F2, F3, F4, G, and H are located in Sub-Unit D1, and are planned for a mix of office and industrial uses at existing intensities, and private open space for the Long Branch stream valley. Parcels 49-1 ((19)) 1-4 are located in Sub-Unit D2, and are planned for a mix of office and industrial uses at existing intensities with two redevelopment options: Option 1 recommends office with support retail and service uses up to 0.85 floor area ratio ("FAR"); Option 2 recommends mixed use with a residential component or residential use with support retail and service uses up to a 1.35 FAR. The Merrifield Suburban Center Land Use Concept Map identifies the properties east of Prosperity Avenue as Adjacent to Core Area and properties west of Prosperity Avenue as Non-Core Areas | Mixed Use | Amend Merrifield Suburban Center Land Unit D to recommend a development option for residential mixed-use up to an intensity of 1.35 FAR exclusive of any affordable housing density, with a mix of mid-rise multifamily residential buildings with structured parking, residential townhomes, some ground floor neighborhood-serving retail space, an option to retain one existing building for office use, and up to approximately 12.87 acres of publicly accessible open space. The resultant development concept could provide up to 2,716,737 square feet of development at an intensity of up to 1.51 FAR, inclusive of bonus density. |

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|--|---|--|--|--|---|-------------------|---|
| CPN22-PR-008 One Page Staff Summary | 49-2 ((1)) 39 49-2 ((1)) 40 49-2 ((1)) 48 49-2 ((1)) 53 | 2700 Pleasantdale Road, Vienna, VA 22180 2701 Livingstone Lane, Vienna, VA 22180 8130 Prescott Drive, Vienna, VA 22180 2740 Hartland Road, Vienna, VA 22180 | Fairfax Merrifield Associates II L.L.C (Agent: Jennifer L. Garcia) | Residential, 16-20 dwelling units per acre (du/ac) | Base Plan: Residential at 16-20 du/ac Option: Mid and high-rise residential (6 stories and above) at 30-40 du/ac which should include retail and service uses. Additional area-wide and site-specific guidance included in supplemental attachment. | Mixed Use | Predominantly residential (stacked two-over-two townhomes, low to mid-rise multifamily, mid to high-rise multifamily), ancillary ground floor convenience retail, office, hotel. Maximum development intensity of 1.9 FAR. |
| CPN22-PR-009 One Page Staff Summary | #1 0492 09 0001B #2 0492 09 0001C #3 0492 09 0002 #4 0492 09 0002A #5 0492 09 0002B #6 0492 09 0003 #7 0492 09 0004 #8 0492 09 0005 #9 0492 09 0006 | #1 7630 Lee Highway, Falls Church, VA 22042 #2 n/a #3 2828 Fallfax Drive, Falls Church, VA 22042 #4 n/a #5 n/a #6 2822 Fallfax Drive, Falls Church, VA 22042 #7 2820 Fallfax Drive, Falls Church, VA 22042 #8 2818 Fallfax Drive, Falls Church, VA 22042 #9 2816 Fallfax Drive, Falls Church, VA 22042 | Mark M. Viani | #1 12-16 du/ac, Retail and other #2 Retail and other #3 Retail and other #4 Retail and other #5 Retail and other #6 Retail and other #7 Industrial #8 Industrial #9 8-12 du/ac, Retail and other | The property is located in the J8-Schreve-West Community Planning Sector of the Jefferson Planning District (Area I). Land use recommendation #1 provides: 1. The area fronting on Lee Highway, bounded by Hollywood Road and Hyson Lane is planned for various uses as follows: A. The parcels fronting Lee Highway, between Fallfax Drive and Hyson Lane and abutting commercially zoned parcels are planned for community-serving retail uses up to .35 FAR. B. In the northwest and northeast quadrants of the intersection of Lee Highway and Fallfax Drive, Parcels 49-2((1))97, 50-1((1))28 and 49-2((9))1A, 1B, 1C, 2, 2A, 2B and 3 are planned for neighborhood-serving retail uses up to .25 FAR. Adjacent parcels to the north, Parcels 49-2((9))4, 5, 6 and 50-1((1))26, are planned for light industrial uses up to .30 FAR. A substantial screened buffer should be provided along the northern boundary of the area planned for light industrial uses adjacent to the residentially planned area to the north. | Mixed Use | As detailed more fully in the Statement of Justification and Illustrative Concept Plan, submitted with this application, the nomination proposed to completely redevelop the property with a mixed-use high-quality multifamily residential development, with internal parking garage, onsite amenities, as well as first floor commercial units along Lee Highway and significant amount of open space/natural area. Leveraging its proximity to the bus/transit lines and depth/size of the subject property, this proposal will replace aging structures with attractive new development, that includes robust green space and modern stormwater management controls. The maximum proposed density is reflected on the plan and building height will vary between 4 -6 stories (mostly 5), to be compatible with surrounding uses. |

Springfield District

| Nomination Number | Parcel ID Number(s) | Parcel Address(es) | Nominator Name | Current Plan Map Designation | Current Comprehensive Plan Recommendation for Nominated Property | Proposed Land Use | Summary of Proposed Comprehensive Plan Change |
|--|---|--|--|--|---|-------------------|--|
| CPN22-SP-001 One Page Staff Summary | 1. 45-4 ((21)) A1 2. 55-2 ((1)) 6A 3. 55-2 ((1)) 8A2 4. 55-2 ((4)) 12 5. 55-2 ((4)) 16 6. 55-2 ((4)) 19 7. 55-2 ((5)) A1 8. 55-2 ((5)) B 9. 55-2 ((5)) D4 | 1. N/A 2. N/A 3. N/A 4. 13011 Fair Lakes Shopping Center, Fairfax VA 22033 5. N/A 6. 12977 Fair Lakes Shopping Center, Fairfax VA 22033 7. 12701 Shoppes Lane, Fairfax VA 22033 8. 12735 Shoppes Lane, Fairfax VA 22033 9. N/A | Peterson Companies By: Andrew A. Painter, Attorney/Agent | Residential use, 1-2 Dwelling Units/Acre | The Property is within the Fairfax Center Area. Current recommendations are included as supplemental documentation. | Other | The Nominator proposes a purely textual change to the existing recommendations to remove the recommendation that existing, approved density be utilized with specific maximums according to use type. The Nominator does not propose to change the amount of density, nor the recommended uses. Please see the attached Statement of Justification for additional information. |
| CPN22-SP-002 One Page Staff Summary | 1. 0571 01 0010 (Owned by The Peterson Companies) 2. 0562 01 0074B (Owned by The Peterson Companies) 3. 0571 01 0023 (Owned by Inova, consent attached) | 1. 3949 PENDER DR, FAIRFAX VA 22030 2. 11208 WAPLES MILL RD, FAIRFAX VA 22030 3. 11204 WAPLES MILL RD, FAIRFAX VA 22030 | The Peterson Companies (Contact: Adam Cook) | Office | Existing Plan: See attached Baseline: Office use up to .25 FAR Overlay: Office use up to .50 FAR SEE ATTACHED | Mixed Use | Land Use Type: Mixed Use Development (Residential, Office, and Retail) Estimated FAR: 1.2 Estimated Unit Count: 750-900 units Estimated Office GSF: 60,000 - 120,000 GSF Parking: Mix of structured and surface parking Estimated Building Heights: 5-6 stories |
| CPN22-SP-003 One Page Staff Summary | 46-4 ((1)) 15B 56-2 ((1)) 15C 56-2 ((1)) 15D | Parcel 15B: 3877 Fairfax Ridge Road, Fairfax, VA 22030 Parcels 15C and 15D: 11225 Waples Mill Road, Fairfax, VA 22030 | High Ridge TEI Equities, LLC (Lynne Strobel, Agent/Attorney) | Office | Base Plan: Office up to a 0.25 FAR Overlay: Office up to a 0.50 FAR | Residential | The Nominator proposes an option to the current Plan text to allow for residential use up to a 1.50 FAR on the Property. A phased development with up to 400 units in two multi-family residential buildings is proposed. |

| Nomination Number | Parcel ID Number(s) | Parcel Address(es) | Nominator Name | Current Plan Map Designation | Current Comprehensive Plan Recommendation for Nominated Property | Proposed Land Use | Summary of Proposed Comprehensive Plan Change |
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| CPN22-SP-004 One Page Staff Summary | 055-2 ((01)) 0009A | 12701 Fair Lakes Circle, Fairfax, VA 22033 | Plaza Fairfax Office, LLC (Agent: DLA Piper LLP (US)) | 1-2 DU/AC | Baseline: Residential use at 1 dwelling unit per acre Overlay: Office mixed use up to .25 FAR. Refer to Plan text for recommendations on options. Land uses for the following Development Options above an intensity of 0.25 FAR should be apportioned as follows: • Up to an additional 230,000 SF of office and/or hotel use; • Up to an additional 140,000 SF of retail use; and/or • Up to an additional 700,000 SF of residential use. As an option at the overlay level, the redevelopment of the surface parking lot associated with Tax Map 55-2((1))9A may be appropriate for up to 100,000 SF of hotel or office uses | Residential | The Nominator respectfully submits this Site-Specific Plan Amendment (“SSPA”) nomination to update the land use recommendations for the site and Land Bay E1 to allow for the reallocation and use of its 213,000 SF of entitled office development, the use of the noted 30,000 square feet under the Plan combined with a modest additional 11,000 square feet to achieve an attractive residential development at a prime and appropriate location within the attractive Fair Lakes mixed-use community. |
| CPN22-SP-006 One Page Staff Summary | 055-2 ((1)) 8B 055-2 ((1)) 11A1 055-2 ((1)) 11B1 | 12500 Fair Lakes Circle Fairfax, VA 22033 12600 Fair Lakes Circle Fairfax, VA 22033 12700 Fair Lakes Circle Fairfax, VA 22033 | Rock Creek Property Group, LLC (Agent: Brian Winterhalter of DLA Piper LLP (US)) | 1-2 DU/AC | Sub-unit E1 Baseline: Residential use at 1 dwelling unit per acre Overlay: Office mixed use up to .25 FAR. Refer to Plan text for recommendations on options. Land uses for the following Development Options above an intensity of 0.25 FAR should be apportioned as follows: • Up to an additional 230,000 SF of office and/or hotel use; • Up to an additional 140,000 SF of retail use; and/or • Up to an additional 700,000 SF of residential use. | Residential | Separately and in addition to the intensity under the development options described above, as an option at the overlay level, Tax Map Parcels 55-2((1))6, 11A1 and 11B1 are appropriate for residential uses in either of the following development options: Option 1 – up to 815,000 square feet of single-family attached dwelling units, or Option 2 – up to 1,100,000 square feet of single-family attached and multi-family dwelling units |
| CPN22-SP-007 One Page Staff Summary | 1. 67-1 ((1)) 62 2. 67-1 ((1)) 63 | 1. 12325 Braddock Road, Fairfax, VA 22030 2. 12329 Braddock Road, Fairfax, VA 22030 | CRA MAC Holdings, LLC by Sara V. Mariska, Attorney/Agent | .1-.2 dwelling units per acre | .1-.2 dwelling units per acre | Other | Nominator proposes to preserve RPA and allow a garden center outside the limits of the RPA. |
| CPN22-SP-008 Withdrawn by Nominator | 45-4 ((11)) A2 | 12801 Fair Lakes Parkway, Fairfax, Virginia 22033 | Peterson Companies | Residential use at a density of 1-2 dwelling units per acre. | Please see the attached Comprehensive Plan recommendations for the Fairfax Center Area, Sub-Unit E1, Fair Lakes. | Other | Please see the attached statement of justification. |

Sully District

| Nomination Number | Parcel ID Number(s) | Parcel Address(es) | Nominator Name | Current Plan Map Designation | Current Comprehensive Plan Recommendation for Nominated Property | Proposed Land Use | Summary of Proposed Comprehensive Plan Change |
|--|---------------------|--|--|---|---|--|--|
| CPN22-SU-001 One Page Staff Summary | 34-4 ((12)) C7 | 3870 Centerview Drive | Mike Van Atta | Mixed Use | Campus-style office and industrial/flex use up to a maximum FAR of .35 to be compatible with existing development (see attached excerpt). | Mixed Use, Residential, Other | As an option, Parcel 34-4 ((4)) 12 C7 may be developed with independent living use, continuing care facility use, and/or other senior living uses to include up to 250 senior living apartment units and supportive amenities and services, which may include but not be limited to an adult day care center. The senior living apartment units should be made affordable such that all of the units are reserved at 60% AMI or lower. Please see attached narrative for more information. |
| CPN22-SU-002 One Page Staff Summary | 33-2 ((1)) 1 | No address | Mike Van Atta | Mixed Use | High-quality campus-style office and industrial/flex use up to a maximum of .35 FAR, consistent with the type and character of development established in adjoining land units. See attached excerpt. | Industrial | As an alternative, Tax Map Parcel # 33-2 ((1)) 1 may be developed with warehouse, distribution, vehicle parking, or other similar industrial uses at a maximum intensity of .35 FAR provided the limits of disturbance do not extend into the RPA or floodplain. See attached narrative for more information. |
| CPN22-SU-003 One Page Staff Summary | 24-4 ((1)) 6C1 | N/A | Potomac Land Group III, LLC by Sara V. Mariska, Attorney/Agent | Office | Area III, Dulles Suburban Center, Land Unit D-3. Planned for campus-style office uses from 0.50 to 1.0 FAR. Option for mixed-use up to 0.70 FAR. Full site-specific recommendations are included as a Supplemental Document. | Mixed Use | Mix of townhouse, live/work, and commercial uses. Nominator proposes up to 29,000 square feet of commercial use and approximately 50 townhouses and 4 live/work units. |
| CPN22-SU-004 One Page Staff Summary | 44-1 ((1)) 2C | 14600 Willard Road, Chantilly, VA 20151 | Thos. Somerville Co. (Authorized Agent: DLA Piper LLP) | Comprehensive Plan Base: Industrial, Private Open Space | 1. Land Unit H is planned for industrial, research and development, and industrial/flex uses at an intensity up to a maximum of .35 FAR. (Additional text in supplemental documents section) | Office, Retail Other, Commercial Other | The Nominator seeks to allow the development of this vacant Property with a high-quality, coordinated corner of service uses. More specifically, the Nominator seeks to establish uses that may include, but are not limited to, office, medical office, gas station and associated commercial uses, and drive-through restaurant. Importantly, the Nominator does not seek to amend the recommended .35 FAR on the site. |
| CPN22-SU-005 One Page Staff Summary | 43-2((2))39C | 4850 Stonecroft Blvd., Chantilly, VA 20151 | Scott Adams, McGuireWoods LLP | Mixed Use | Land Unit J, Dulles Suburban Center Land Unit J is planned at the baseline and approved for office, conference center/hotel, industrial/flex and industrial use at an average of .50 FAR except as noted in the options that follow. Note that the options that follow are for the residential and retail options in the land bay. Full plan language is attached as a supporting document. | Office | 16 |

| Nomination Number | Parcel ID Number(s) | Parcel Address(es) | Nominator Name | Current Plan Map Designation | Current Comprehensive Plan Recommendation for Nominated Property | Proposed Land Use | Summary of Proposed Comprehensive Plan Change |
|--|--|--|---|---|--|-------------------|--|
| CPN22-SU-006 One Page Staff Summary | 54-4 ((4)) 4 | N/A - Vacant | Eastwood Properties, Inc. (Lynne Strobel, Agent/Attorney) | Residential | 1-3 dwelling units per acre. Density above one dwelling unit per acre is contingent upon consolidation with properties under the redevelopment option for Centreville Farms Land Unit F. The property is part of the Centreville Historic Overlay District and is subject to its requirements. | Residential | The Nominator proposes an option to permit a planned density of 2-3 dwelling units per acre on the Property without the requirement of consolidation. |
| CPN22-SU-007 One Page Staff Summary | 55-3 ((03)) 14 | 13309 Route 29, Centreville, VA | Aaron Frank | 2-3 du/ac | This sub-unit is planned for single-family residential use at 3 dwelling units per acre at the overlay level. Visual buffering should be provided in any development plan for parcels fronting on Lee Highway. Existing spot commercially-zoned parcels along Lee Highway should not be expanded or intensified. Redevelopment to uses which are more compatible to the adjacent planned residential areas should be encouraged. | Residential | Townhouse development at approximately 11du/ac. |
| CPN22-SU-008 One Page Staff Summary | 1. 35-4 ((1)) 11A 2. 35-4 ((1)) 12A 3. 35-4 ((1)) 13 4. 35-4 ((2)) 24A 5. 35-4 ((2)) 29A 6. 35-4 ((2)) 30A1 | 1. 3155 West Ox Road, Herndon, VA 20171 2. N/A 3. 3205 West Ox Road, Herndon, VA 20171 4. 3152 Southfield Drive, Herndon, VA 20171 5. 3143 West Ox Road, Herndon, VA 20171 6. N/A | 3155 W Ox, LLC by Sara V. Mariska, Attorney/Agent | 1. 35-4 ((1)) 11A - Retail and Other 2. 35-4 ((1)) 12A - 0.5 - 1 dwelling unit/acre 3. 35-4 ((1)) 13 - 0.5 - 1 dwelling unit/acre 4. 35-4 ((2)) 24A - 0.5 - 1 dwelling unit/acre 5. 35-4 ((2)) 29A - 0.5 - 1 dwelling unit/acre 6. 35-4 ((2)) 30A1 - 0.5 - 1 dwelling unit/acre | Area III, Upper Potomac Planning District, West Ox Community Planning Sector (UP7), no site specific plan text. | Residential | Nominator proposes an option for up to 2 dwelling units/acre. |
| CPN22-SU-009 One Page Staff Summary | 0463 01 0014A 0463 01 0014B2 | 12306 LEE JACKSON MEMORIAL HWY, FAIRFAX VA 22033 12310 LEE JACKSON MEMORIAL HWY, FAIRFAX VA 22033 | David S. Houston | 2-3 DU/AC | Low intensity office, service station, community-oriented retail. Tax Map Parcel 46-3((1))14A contains an existing service station, a community-oriented retail use. Modernization and/or reconstruction of this service station may occur on Parcel 14A and Tax Map Parcel 46-3((1))14B2 between Parcel 14A and Fair Ridge Drive provided that the existing amount of gross floor area is not increased and at least four service bays are retained. A mini-mart and/or car wash could also be included, as long as the entire complex does not exceed the existing gross floor area. | Mixed Use | The current land use recommendations have proven to be too restrictive and borderline prohibitive of any other uses beyond the existing service station, which may not have been the original intention. The restrictive veil the language places on the Property will likely impede redevelopment for years to come if the current recommendation remains in place. The SSPA update could allow for a mixed-use development given the Property's proximity to other mixed-use development and community-serving retail. The Property borders Lee Jackson Memorial Highway and is positioned well for greater intensity of development. With more flexible recommendations in place, the Property could develop under a range of scenarios and uses. Assuming changes to the land use recommendations are made, the Applicant proposes a multi-story multifamily building with 100 dwelling units, and 14,500 SF of ancillary retail serving the residents and nearby workforce. |
| CPN22-SU-010 One Page Staff Summary | 1) 024-4 ((01)) 0006F 2) 024-4 ((01)) 0006E | 3078 Centreville Road, Herndon, VA 20171 | David Gill | Office use | This land unit is planned and approved for high-quality, campus-style office uses in the range of an intensity of .50 to 1.0 FAR to promote development that is compatible with similar existing and approved development in this area. | Residential | a. Residential use, with a mix of townhouses, and stacked townhouses. b. 177 total units (93 townhouse, 84 stacked) c. Approximately 17 dwelling units/acre i. R-20 Zoning District proposed d. 37% open space proposed i. 31% required e. Centrally located open space f. 461 parking stalls i. 93 x 2.7 = 251 ii. 84 x 2.3 = 193 iii. 251 + 193 = 444 (REQUIRED) iv. Rear alley-loaded garages v. Each townhouse has 2 garage stalls, no driveway stalls vi. Each stacked townhouse has 1 garage stall, 1 driveway stall vii. On-street visitor parking |