

Franconia-Springfield Proposals and Site-Specific Plan Amendments

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Franconia District Land Use Committee
December 4, 2023



PLANNING & DEVELOPMENT



Overview

- Inova-Springfield Center Drive Plan Amendment
- Franconia Triangle Plan Amendment
- Committee Feedback
 - Approved and In Review Zoning Projects and Comprehensive Plan Amendments
 - Transportation Presentation
 - School Proffers
 - [Development Review and Proffer Processes | Fairfax County Public Schools \(fcps.edu\)](https://www.fcps.edu/development-review-and-proffer-processes)
 - [May2021_Report - Student Yield Ratios and Proffer Updates 2021 v2 \(002\).pdf \(boarddocs.com\)](https://boarddocs.com/2021/05/2021-05-20-Student-Yield-Ratios-and-Proffer-Updates-2021-v2-002.pdf)



Franconia District Rezoning & Plan Amendment Overview

Approved and In Review Zoning Projects (2019-Present)*

* Springfield Town Center dates to 2009



SF= Square Feet
MF= Multifamily

Proposed Site-Specific Plan Amendments



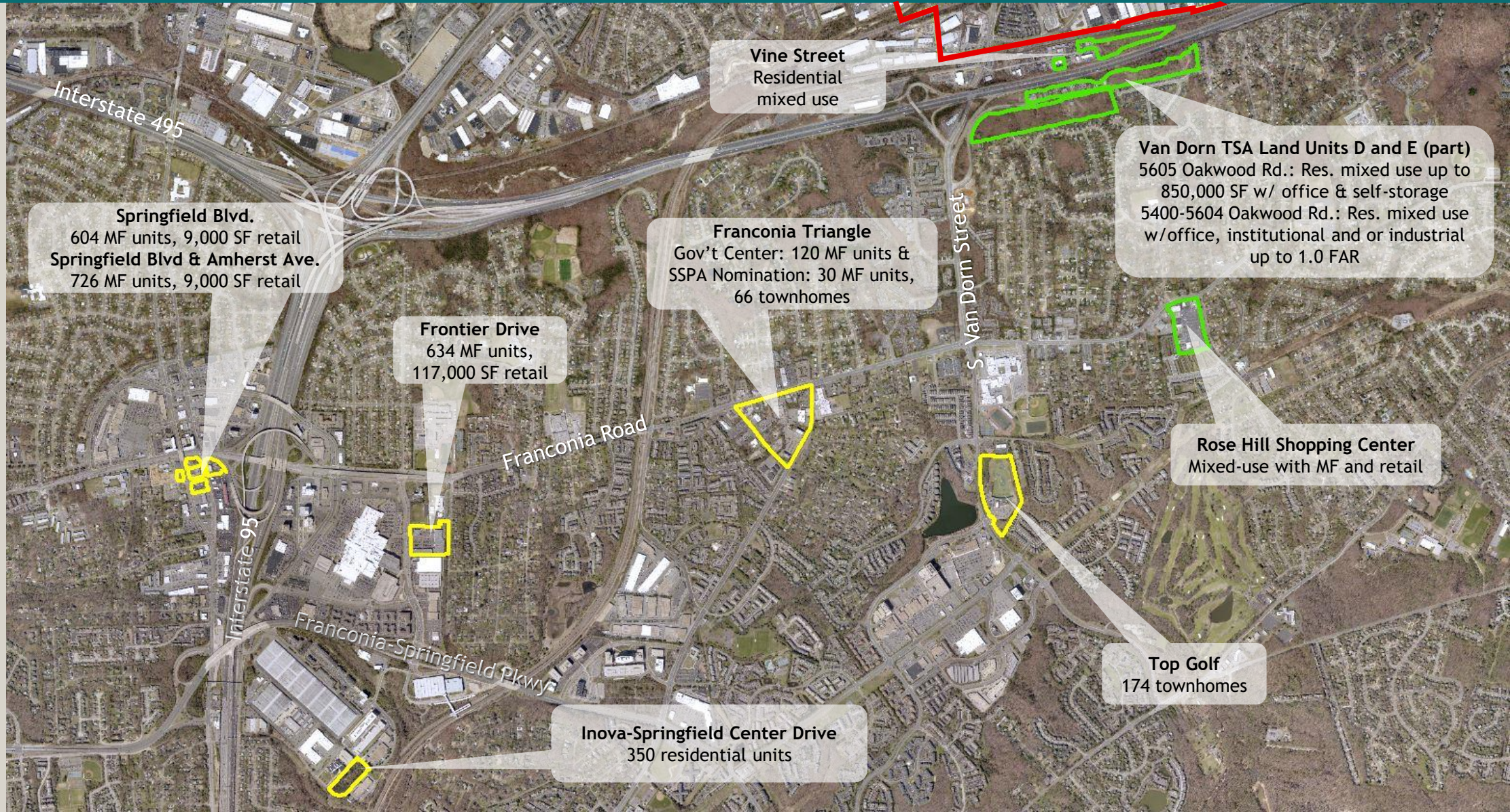
Tier 1



Tier 3



County
Boundary



SF= Square Feet

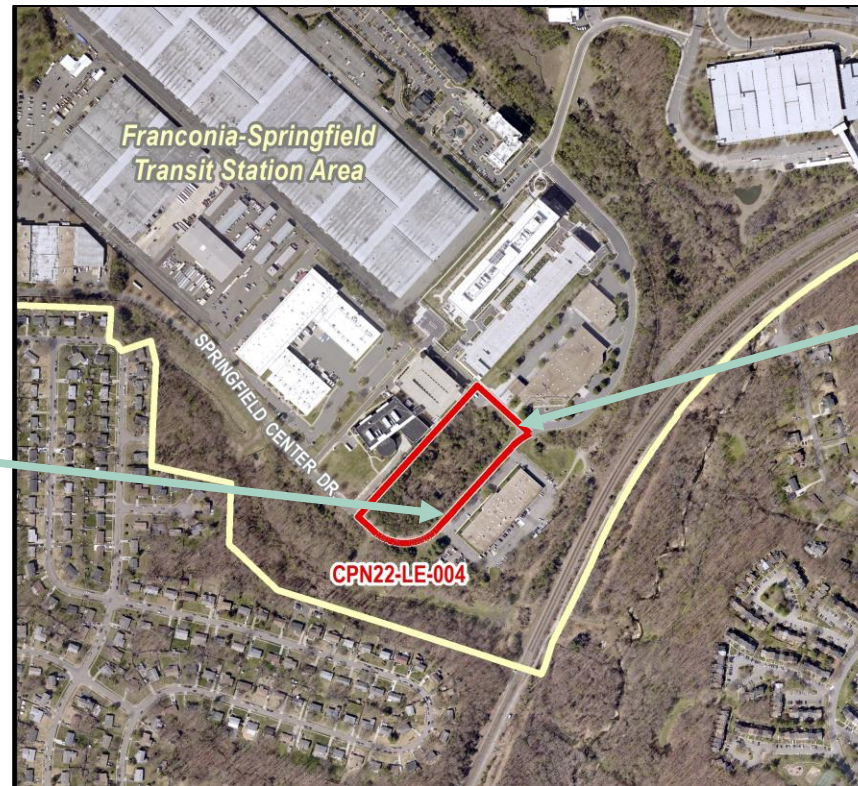
MF= Multifamily



**Inova-Springfield Center Dr.
SSPA 2023-IV-9S**

Existing Conditions

- Undeveloped, wooded lot
- Located amongst light industrial uses, NOVA Medical Campus, GSA warehouse, TSA Headquarters, and multifamily residential.



Surrounding Uses



Springfield Center Dr.

Metropolitan Center Dr.



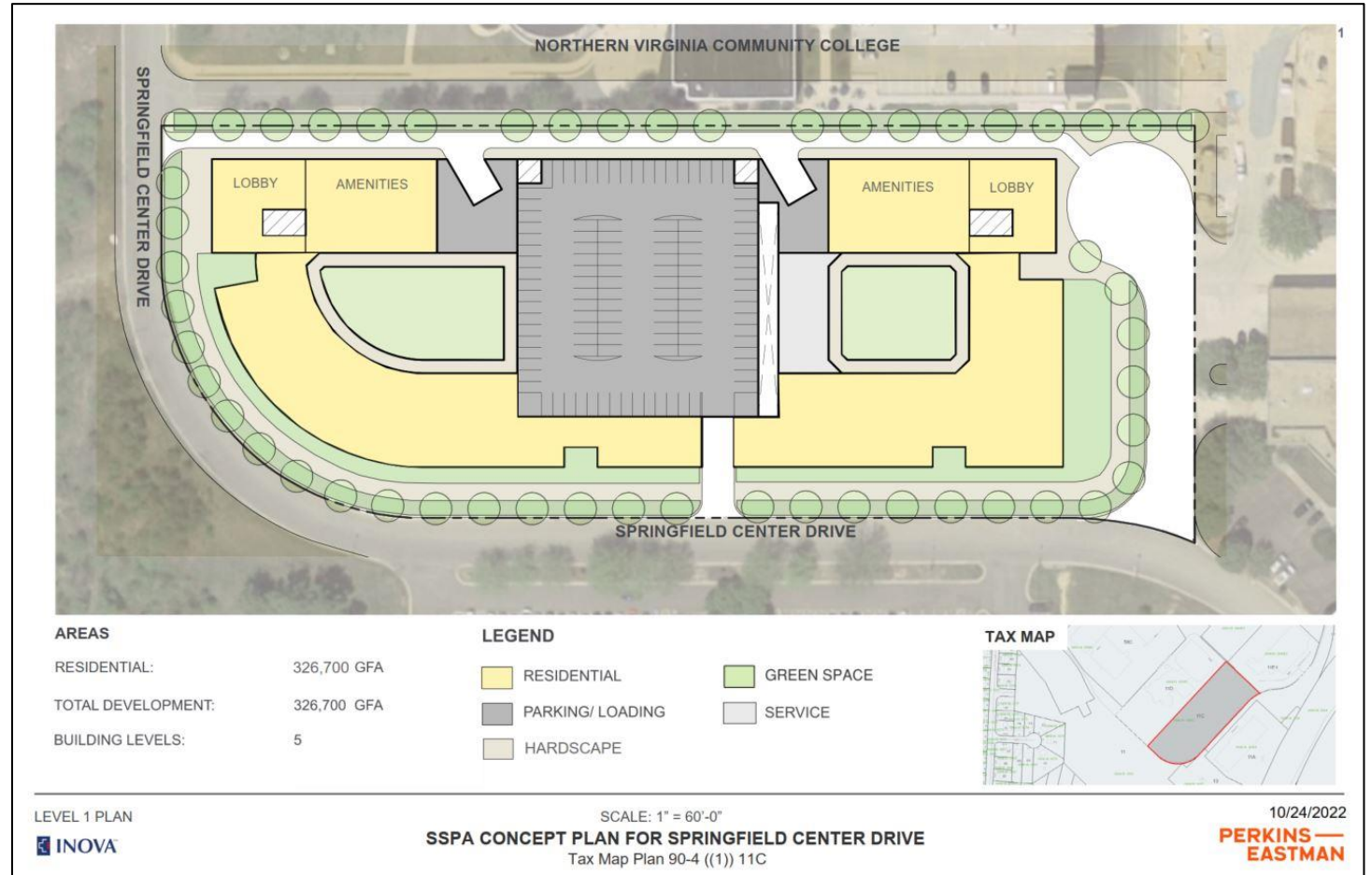
Inova- Springfield Center Drive (SSPA-2023-IV-9S) Adopted Plan

- Located in Land Unit P of the Franconia-Springfield TSA
- Light industrial use up to a 0.35 FAR.
- Option for biotech/research and development uses up to 0.50 FAR.
 - 109,084 SF Research & Development Use




Inova- Springfield Center Drive (SSPA-2023-IV-9S) Proposed Plan

- Multifamily residential or continuing care with potential for ancillary ground floor retail.
- 350 multifamily units



Inova- Springfield Center Drive (SSPA-2023-IV-9S) Considerations

- Parcel is planned and zoned for industrial
- Transit-Oriented Development Guidelines
- Within walking distance to Franconia-Springfield Metro
- VDOT planned Frontier Drive extension
- Heavily wooded site
- Isolated site with limited access to services to the north in the TSA
- Immediate surrounding uses are institutional and industrial; however, there is other residential in the area, Springfield Crossing Apartments



Franconia Triangle

SSPA 2023-IV-2S

Existing Conditions

- Area bound by Franconia Road, Beulah Street, and Grovedale Drive

- 22.75 acres

- Existing Uses

Franconia Road

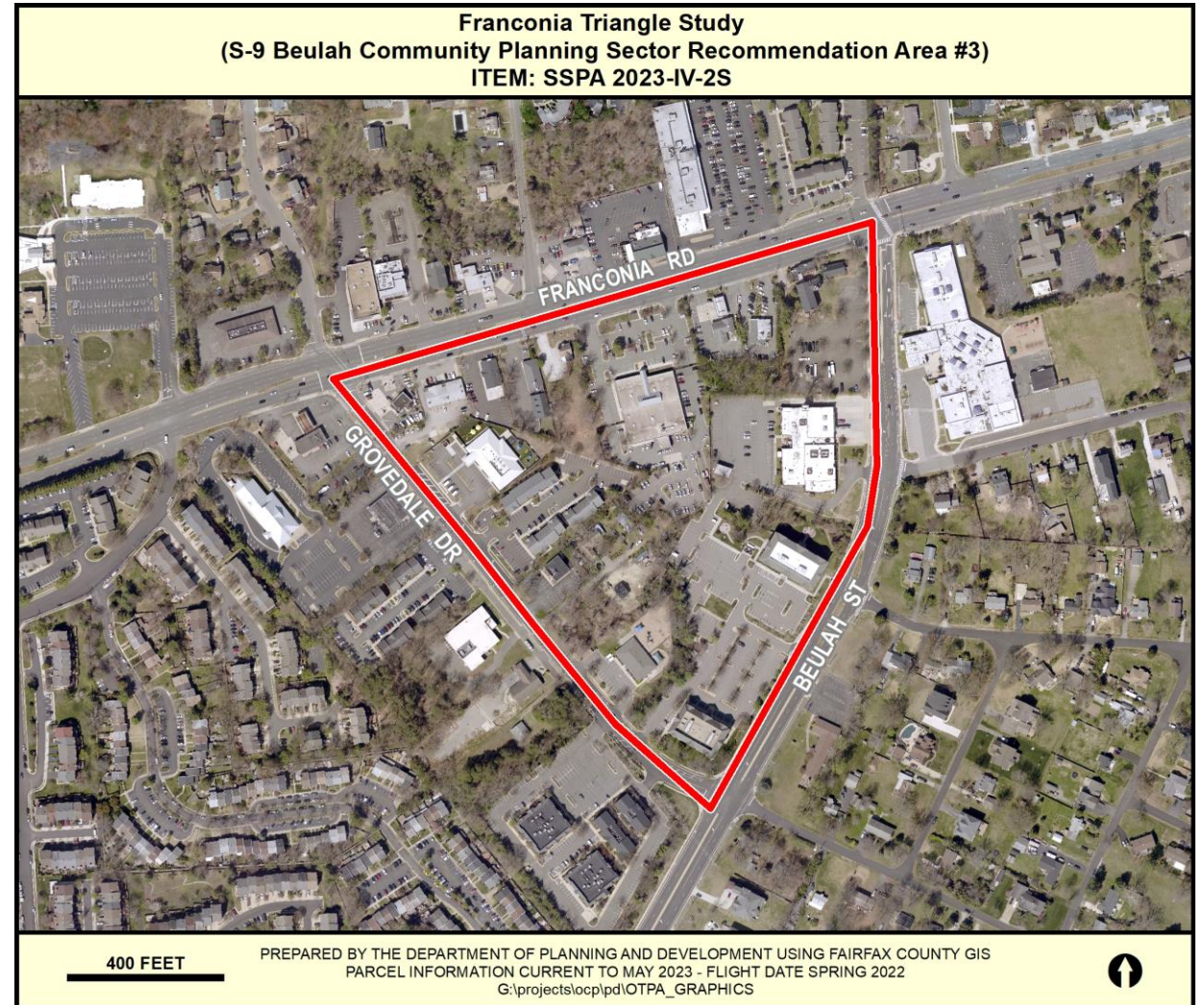
- Gas/service stations
- Convenient Store
- Dry Cleaner
- Day Spa
- Veterinarian clinic/boarding
- Restaurants

Beulah Street

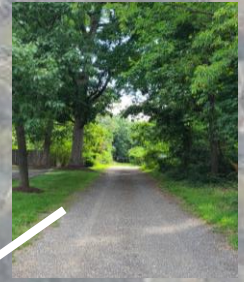
- Church
- Fire Station
- Office

Grovedale Drive

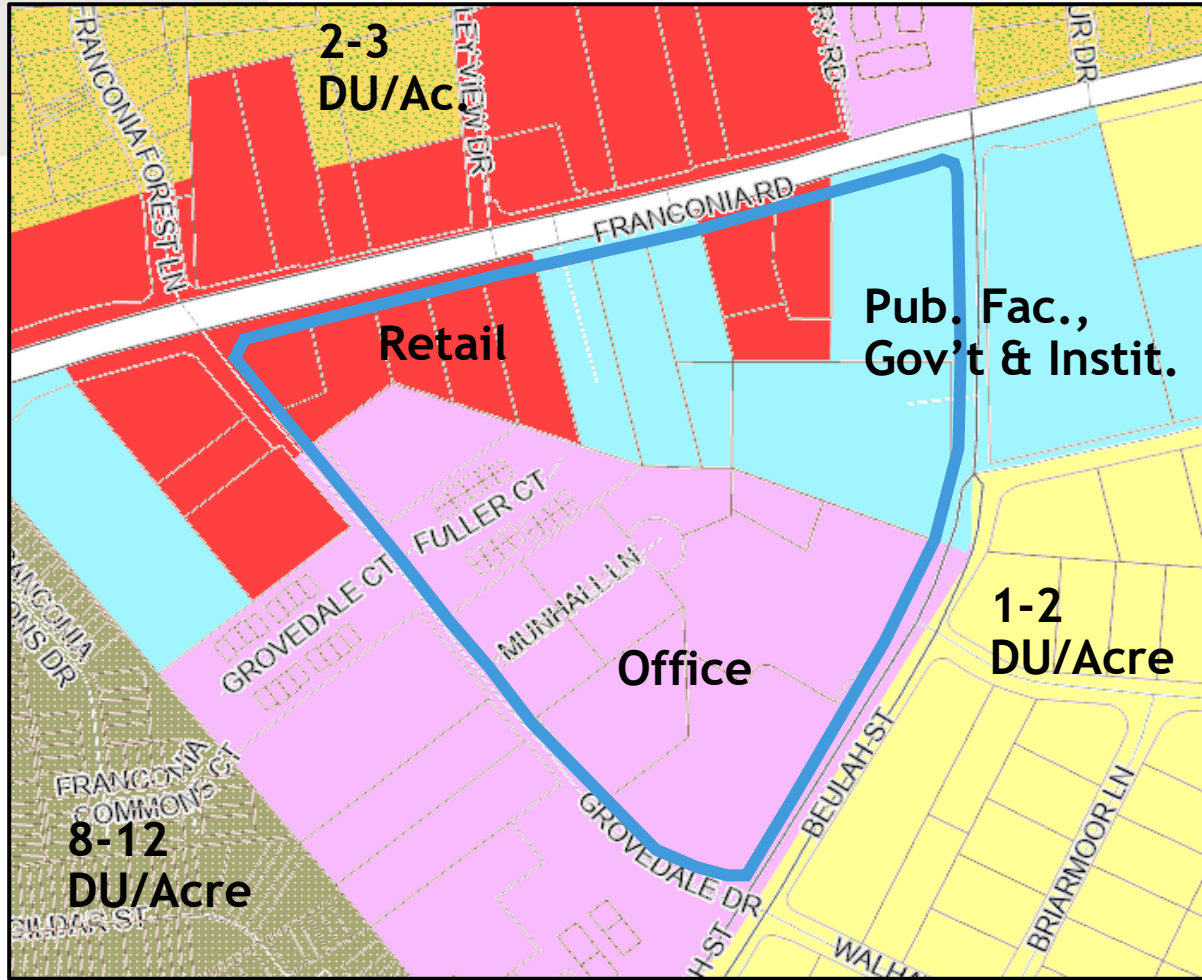
- Childcare
- Office Condos
- Residential (Munhall Lane)



Surrounding Uses



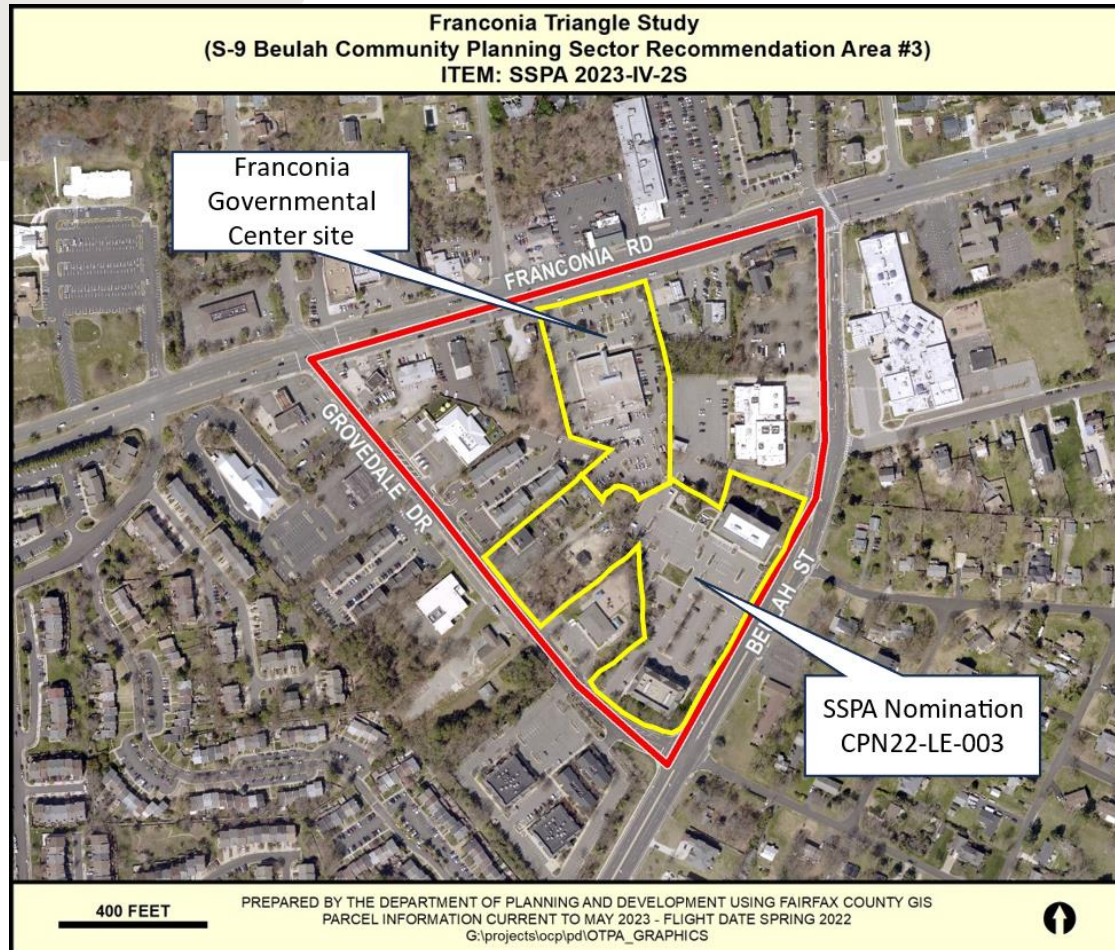
Adopted Plan



Comprehensive Plan Base Recommendations

- Franconia Governmental Center, church and fire station planned for public facilities, governmental and institutional uses
- Area south and west of Franconia Gov't Center and fire station planned for low intensity office
- Neighborhood serving retail up to .25 FAR along Franconia Road

Adopted Plan for Proposal Sites



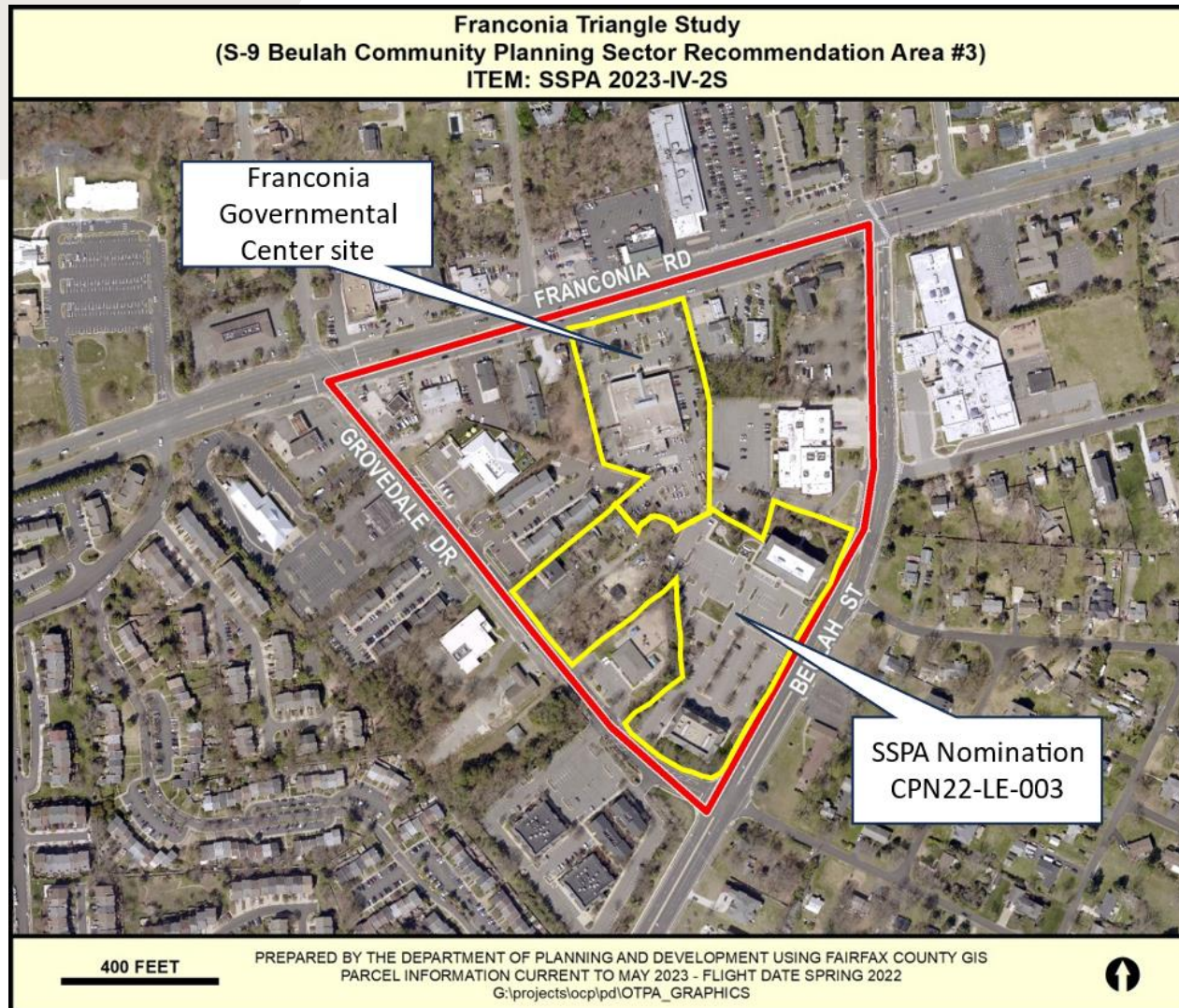
Franconia Governmental Center

- Public Facilities, Governmental and Institutional
- 25,424 SF (existing use)

SSPA Nomination CPN22-LE-003

- Low Intensity Office
- 143,565 SF (.50 FAR based on C-2 zoning)

Proposed Plan



Franconia Governmental Center

- 120 Multifamily Affordable Units

SSPA Nomination- Beulah Street

- 30 Multifamily units in repurposed office building
- 66 townhomes

Retail FAR along Franconia Road

- Increase FAR from .25 FAR to .30 FAR to be consistent with zoning

Considerations

- Current vacant office space/repurposing of office building
- Connectivity of open space between residential proposals and potential for urban park
- Buffering of residential uses fronting arterials
- Bicycle/pedestrian safety along Franconia Road and Beulah Street
- Transportation Review
 - Vehicles, Bicycles, Pedestrian and Transit
- Affordable Housing

Next Steps (Subject to Change)

January 8, 2024 Land Use Committee Meeting

- Springfield Boulevard
- Amherst Avenue
- Frontier Drive

February 5, 2024 Land Use Committee Meeting

- Inova-Springfield Center Drive
- Franconia Triangle

Community Meetings: January-February 2024

