

**Attachment III: SSPA Community Meeting Summaries**

Dranesville District (Arrowbrook) and Sully District Meeting.....Page 2

Providence District – Merrifield Meeting.....Page 5

Franconia and Mount Vernon Districts – Franconia/South County Meeting.....Page 8

Braddock and Springfield Districts – Fairfax Center Meeting .....Page 10

Hunter Mill District – Reston South Meeting.....Page 12

Providence District – Tysons Meeting .....Page 18

Dranesville District – Vinson Hall Meeting.....Page 21

Hunter Mill District – Reston Golf Course and Sunrise Valley Drive Meeting.....Page 22

Franconia and Mount Vernon Districts – North Richmond Highway Meeting.....Page 25

Hunter Mill District – Reston North Meeting.....Page 28

Providence District – Leesburg Pike Meeting .....Page 32

Mason District – Mason 1 Meeting.....Page 38

Mason District – Mason 2 Meeting.....Page 39

Mason District – Mason 3 Meeting .....Page 41

**Arrowbrook (Dranesville District) and Sully District  
Site Specific Plan Amendment Process  
Community Meeting Summary**

Monday, March 24, 2025, at 7:00 p.m.

Virtual Meeting

Attendees: 300+

Recording: <https://www.youtube.com/watch?v=3nazNe01N1k>

1. Opening remarks from Supervisors Smith and Bierman.
2. Overview of Comprehensive Plan and the SSPA process.
3. Nominations and public comment period.

CPN-2025-III-DR-034: Arrowbrook Centre

- The community asked if this new residential density would be affordable like Ovation and if the additional approved residential density would be market rate. Staff did not comment on the approvals during the meeting but confirmed that any new development would be held to the current County ADU/WDU policies.
- There were a number of community comments that Arrowbrook is too densely populated.
- The non-residential portion of the project and the infrastructure to support residential use should have been built first, we do not have the things that are needed to support residential use here.
- Parking is a significant issue, the Arrowbrook HOA was promised more parking and adding more residential here would make the problem worse.
- Speeding and crime are issues here today.
- There are impacts to existing residents during construction such as noise and dirt from messy sites.

CPN-2025-III-SU-037: 14050 Thunderbolt Pl.

- Opposed to drive-throughs, could a better design be proposed for those who don't like using drive-throughs, making the place a more enjoyable place to visit?
- Are there opportunities for trail/bike/ped improvements?
- Are there opportunities for stormwater management improvements? Could some of the hard-scape surfaces be removed since the proposed building will be smaller than Bob Evans?

CPN-2025-II-SU-017: Community of Faith United Methodist Church

- Communication between the church and the community has been a challenge, including the cease-and-desist order related to Georgetown University intellectual property rights.
- What is the hurry for this proposal? Not well thought out.
- What will the annual subsidy be?
- There is no subsidy.

- This is the kind of development that will make the community better, home prices are outpacing wage growth, I grew up in Franklin Farms (FF).
- Larry Danforth, president of FF Board of Trustees, said there are issues of compatibility with the surrounding neighborhood, reminded the church that they are bound by FF covenants that restrict what can be done with subject property, the FF Architectural Review Board would have to approve any designs, the community did not hear anything about this proposal in the press, how long has the church been working on this idea?
- Is this a senior housing project or a low-income housing project?
- The secondary access point is a problem.
- There have been other projects like this but in higher density areas of the county, doing it here would set a bad precedent.
- Access and site management are bad today with the daycare centers.
- This would clear six acres of the site, have a massive environmental impact.
- Traffic is bad, there are car races on Fairfax County Parkway.
- Peak-hour traffic impacts from Discovery Square are already a problem.
- Communication from church has been lacking, didn't contact FF foundation until late in process.
- Averaging, how can they allow people that are 30% of AMI if they allow in some that are 90% AMI, first right of refusal.
- Solvency issue for church will not be solved without increasing the size of congregation, the cell tower was developed without the consent of FF Board of Trustees.
- The proposed emergency access will negatively impact people who live on the cul-de-sac and a new interchange at Fairfax County Parkway and Franklin Farm Road will cost hundreds of millions of dollars to build.
- Why should we spend time working on this project and spending taxpayer money when it has such strong community opposition?
- AHAC, there are examples of similar proposals elsewhere in the area, faith-based projects are never early enough.
- There is no high-density development nearby, a multistory structure and affordable housing are good ideas but not here.
- There is noise and air pollution from the nearby intersection that would affect the new residents.
- Who would enforce age restrictions if this were senior housing?
- I am a Franklin Farm resident that thinks that the neighborhood is already spatially segregated and polarized, I look forward to seeing what we can come up with on this project.
- Four story structures are not present elsewhere in the community, this will negatively impact the quality of life and impact property values.
- Will the church sell its property?
- The church has considered building a new sanctuary but instead decided to address the needs in the community, the church food pantry is very successful, we are trying to solve a problem. The church is not insolvent, and we want to be here for the next 100 years.
- Would the church be willing to open its books for review?
- There are safety issues with the two daycare centers, the area has heavy vehicle and pedestrian traffic which has only gotten worse over the last couple of years.

- Is Georgetown University's use of the cease-and-desist order proper?
- Community meetings should be held at the church, and they should come to FF Board of Trustees meeting.
- The church's insinuation that the FF Board of Trustees has not been responsive to attempts at contact is wrong.
- Open space is very important.
- We have young children, and we don't feel safe walking across Fairfax County Parkway or to the daycare centers which our children attend.

**2025 Providence District Site-Specific Plan Amendment Process**  
**Merrifield Community Meeting**

Tuesday, March 25, 2025, at 7:00 p.m.

Virtual Meeting

Attendees: 43

Recording: [https://www.youtube.com/watch?v=CO\\_UMLtZTH4](https://www.youtube.com/watch?v=CO_UMLtZTH4)

1. Introduction of the agenda
2. Overview of the Comprehensive Plan and the Site-Specific Plan Amendment process.
3. Nomination presentations and public comment period.

PR-030: 2719 Dorr Ave

- **Community member:** What are the impacts to traffic flow in area, how can the infrastructure support this?
  - **A:** The proposal required a transportation study if this project is authorized for a Plan Amendment.
- **Community member:** What is the floor areas ratio (FAR) of L Shaped building (in reference to the Prosperity Flats apartment building to the west across Dorr Avenue)?
  - **A:** Prosperity Flats is approved and built out at an intensity of 1.6 FAR (inclusive of ADUs and WDUs).
- **Community member:** This is the right place for this type of development, redevelopment should activate space in a more vibrant, pedestrian friendly way.
- **Community member:** The proposed buildings are designed in a cohesive way in thinking about how the grid of streets could be laid out.
- **Community member:** What is the proposed ownership type (rental vs condominiums)?
  - **A:** The nominator's current intent is for rental units, but they would like to have some flexibility to develop with condos as well.
- **Community member:** Will businesses occupy the first floor?
  - **A:** The concept shows retail spaces at the ground floor level, facing Dorr Avenue.
- **Community member:** Citizens should be involved in soliciting particular kinds of retail.

PR-039: Halstead Square Rd & Merrifield Ave

- **Community member:** The only problem with Mosaic District is that it should be bigger, so this (infill redevelopment nearby) seems great.
- **Community member:** Are there materials showing details for urban park space?
  - Any information regarding the size and location is very conceptual at this point. The design and amenities would be determined later if a plan amendment is authorized.
  - The Park Authority has certain guidelines that would have to be followed in order to
- **Community member:** The cost of construction is increasing, so FAR is becoming important, does the County take that into consideration?

- The County respects these factors, but also has to balance development with other needs for adequate parks and amenity spaces.
- Community member: We understand that there needs to be a balanced approach, and hope that the County sees that economics are also important.
  - A: The County understands that construction types are changing and with modern construction types, higher intensities/densities are necessary to create the type of place envisioned for the Merrifield area that includes open space and a grid of streets.

PR-035: 2800 - 2804 Dorr Ave

- Community member: What is the timeframe for all this development?
  - A: No timeframes have been set at this point, instead, these nominators have identified changes in development conditions and economic circumstances that indicate a need to re-evaluate the currently adopted Plan.
  - A: Plan Amendments require in-depth analysis, which could take a considerable amount of time before the Board of Supervisors determines if the proposed changes should be adopted.
  - A: The nominator indicated that there are no specific timelines in place for redevelopment, but the projects could gain the momentum to move forward with authorization of a planning study.
- Community member: Many of us are renters who haven't been here for a long time, and we do not know who the Planning Commission and Board of Supervisors are, could you provide some information?
  - The Board and PC are the County's elected officials who oversee and execute the decision-making process.
- Community member: If the goals are to better support Metro, the residential and retail would be better than the existing industrial uses.
- Community member: A reason for not allowing the proposed change is if traffic studies show it can't work.
- Community member: This area is walkable, which reduces the demand for car travel.
- Community member: We hope to have retail that will be leased, not vacant. Currently, there are some vacancies in ground floor retail.
- Community member: Not sure if we need more retail, there are a lot of vacancies.
- Community member: I live in Halstead Square. More housing is needed in the county and affordability is very important:
  - Condos for sale, gives people opportunity to build wealth.
  - More housing could also support fledgling retail uses to stay in business too.
  - People can walk to businesses in the area.
- Property owner for a parcel nominated in PR-030: Feels that legacy businesses in Merrifield should find ways to stay, and property owners nominating these proposals are

hoping to find ways of retaining some of the existing businesses at the ground floors of some of the redeveloped sites.

- Community member: Low-income housing, how is this defined?
  - A: The County does not have a definition for “low-income” housing. We use the terms Affordable Housing and Workforce Housing. Affordability is identified by the adopted Housing Preservation Policy as housing that is accessible to households earning 60% of the AMI. But it could mean anything available for households at less than 100% AMI, relative to needs of the renter or buyer.

PR-036: Dorr Avenue South

- Community member: Can consolidation be done if two sites are not connected?
  - A: Coordination could be possible with non-contiguous sites, and further exploration could identify other owners who may be interested in others could join for consolidation. Either requires proactivity among property owners.
- Community member: What is going on with the adjacent site of Prosperity Merrifield Business Park?
  - A: This site is still being studied as a Plan amendment.
- Community member: It seems like we are doing Legos, so many of these sites are moving in the same direction. If development continues looking at Merrifield on a site-by-site basis for smaller parcels without looking at larger opportunities we could miss out on key items like parks, open space and the street grid.
- Community member: A community member stated that she could see something like a “Mile High” happening here, with pedestrian connections and amenities going over the streets.
  - A: This is one of the objectives of the Urban Parks Framework for Merrifield too, having well connected and accessible parks integrated with the pedestrian networks and redevelopment.

Adjourned

**Franconia/South County  
Site Specific Plan Amendment Process  
Community Meeting Summary**

Monday, March 31, 2025, at 7:00 p.m.

Virtual Meeting

Attendees: 70+

Recording: <https://youtu.be/YzA8ZKB1BgY?si=YCMwuY3WhACLpVT5>

1. Opening remarks
2. Overview of Comprehensive Plan and the SSPA process.
3. Nominations and public comment period.

CPN-2025-IV-FR-016: Hilltop Village

- There was a question about the review of the proposals and whether the Board of Supervisors has reviewed them.
- There was a question about who submits the nominations and how many are from developers? (Anyone is welcome to submit a nomination. The County doesn't specifically track whether the nominator is a developer. In general, proposals of any appreciable size will require development professionals.)
- There are prior concerns from the community, how do they plan to address the original concerns? (The nominator advised they will continue to work with the community.)
- The amount of traffic on Beulah and Telegraph is a concern.
- There is a need for pedestrian facilities and bike lanes.
- There is concern about the density, number of units, and size of the proposed building.
- Will there be more opportunities to be involved? (Yes. Staff outlined the process and upcoming opportunities.)
- There is concern about working with the adjacent Lansdowne Centre shopping center.
- Comments expressed a need for more open space/amenities for the existing community.

CPN 2025-IV-FR-031: Beulah Street at Steinway Street

- There are concerns about more traffic in the neighborhood.
- A participant noted that the current owner has not taken care of the property.
- There is a concern about compatibility with the adjacent Queens Court neighborhood to the north.
- A comment was made about the number of proposed units and suitability for this site.

CPN 2025-IV-MV-018: Pohick Road, Lorton

- There are concerns about traffic on Pohick Road, Collum and Lagrange, especially difficulty turning on Pohick Road.
- A comment was made about parking for the proposed multifamily building.
- The trees around the development serve as a buffer for the surrounding neighborhoods.
- The proposed multifamily building and the distance to I-95 and CSX rail line are concerning.
- There were concerns about the impact on local schools and the number of new students generated.

- A comment expressed a desire to widen Pohick Road.
- Concerns were raised about fire and rescue service in this area, and the adequacy of public facilities.
- There is a desire for the nominator to walk around the site with the neighborhood to understand all the constraints.
- Concerns crime and litter will increase.

CPN 2025-IV-MV-053: Excel Holdings

- A restaurant would be desirable to the community
- There are concerns of traffic on Newington Road, Fairfax County Parkway, and Loisdale Road.
- A comment was made that the one lane bridge under the train track is dangerous and cannot accommodate more traffic.
- A question was asked about the market demand for hotels, given the number already existing within close proximity.
- A comment was made that this is a dangerous area for pedestrians.

Adjourn

**Fairfax Center Site-Specific Plan Amendment Process Community Meeting**

Tuesday, April 1, 2025, at 7:00 p.m.

Virtual Meeting

Attendees: 16

Recording: [https://youtu.be/wYoZH8sqM\\_M](https://youtu.be/wYoZH8sqM_M)

1. Opening remarks from Supervisor Walkinshaw
2. Overview of the Comprehensive Plan and the Site-Specific Plan Amendment process.
3. Nomination presentations and public comment period.

CPN-2025-II-BR-019: StorageMart (11325 Route 29)

- Question about the density of 0.25 vs 1.1 FAR
- Joining the two parcels together makes the site easier to develop with other uses (such a shopping center)
- They are going to rezone to industrial, property will drop tremendously, this is Fairfax center, not Chantilly
- Septic field parcel (appurtenant to the existing self-storage)

CPN-2025-SP-032: 12716 Route 29 - Metropolitan

- Independent living use, is it commercial or residential use?
- Question about whether or not justification for SSPA is sufficient
- Brightview has more greenspace and more space between the facility and the units
- Proposed footprint looks larger than Brightview
- Acceleration and deceleration lanes?
- Stormwater runoff – already have flooding problems
- 5 stories tall – in certain sections, PDH-5 when Brightview was PDH-4, all of the accessory uses add to the height? Gable roof would also add to height.
- Will be higher than any of the single family homes around, are you looking into adjusting the heights across the building to reduce heights nearer to the homes?
- There is no planting or screening that can hide a 4 or 5 story building from neighboring homes
- Does not have the support of Willowmeade community.
- Very severe impacts on the surrounding trees, surrounding properties, very large trees, also stormwater impacts
- How could this be considered compatible? It's totally out of character
- Need to clarify the county's vision for Route 29. Why is C-8 zoning not consistent?
- Appreciate that the building has been brought up closer to the street, need more senior housing, but it should be put somewhere else, this doesn't feel compatible.

- Downstream homes, there will be impacts to surrounding properties, which are on well water.
- People to the east don't want to be flooded, people to the west don't want their drinking water to be impacted
- Willowmeade has no sidewalks, streetlights, no drainage ditches
- Willowmeade is also on wells and septic. How would this affect well water?
- Questions about the drainage, this will cause lots of problems.
- How would grading of property be handled?
- The density multiplier is crazy.
- Wants a feasibility study for the property.
- Profile study would be necessary to understand the slopes and proposed heights.
- A view of concept from the street needs to be shown.
- Brightview parcel was not similar, there were fewer existing homes as close to the proposed building, and not as much tree loss proposed.
- Proposed density increase versus what can be done under current Plan recommendation is not worth spending resources to study further
- Is there any guarantee that you won't consider additional assisted living units in the future?

Adjourn

## Reston South (Hunter Mill District) SSPA Screening Community Meeting

Tuesday, April 1, 2025, at 7:00 p.m.

In-person Meeting

Attendees: 50-60 (est)

Presentation: [Download from PLUS](#)

1. Overview of the Comprehensive Plan and the Site Specific Plan Amendment process.
2. Nomination presentations and public comment period.

*Questions and comments bolded*

### **SSPA Process**

- **Will these slides be available online?**
  - Yes
- **Is the burden on the nominator to prove good or bad? Or staff.**
  - The statement of justification (SOJ) is provided, justifying how it aligns to county goals. The nominations are evaluated, on whether they can be successful on their own or do they require larger study.
- **Any legal basis for this? If the developer is unhappy, how can they challenge and force them into getting what they want if there is no legal basis. Any legal challenges from developer in the past?**
  - There is legal requirement to have a comprehensive plan which is reviewed every 5 years. It includes guidance that does not have force of law. It's guidance for future development. This process is for the proposal to be considered going on the work program and the Board ultimately makes the decision. There have been no legal challenges for screening part of the process.
- **Is there a criteria for requirements in nomination applications?**
  - Alignment with Countywide strategic plan and the Policy Plan part of the Comprehensive Plan. Area plan and smaller sector plans. During screening process looking at major issues (eg environmental). Once pass screening phase there will be deeper analysis. ( impact on public facilities). One pagers will display some of this.

### **CPN-2025-III-HM-005**

- **Will all of these homes be a part of Reston Association (RA)? Can they require it?**
  - At this point no, but plan to meet RA and come together to discuss being part of RA.
- **Wear and tear on trails. Recommend to make part of plan – joining RA. Traffic patterns/build up on Sunrise Valley Drive. Bad designs are causing many accidents**

**near own back yard. The schools accommodated the recent additions, how are you going to accommodate another increase in school children?**

- Open to exploring joining RA as rec member. Schools – County will conduct own analysis.
- **School districts what are you thinking about that now? Re-districting. Overcrowding at South Lakes. Office buildings – recent Federal Government changes, is this a concern with diminishing office for more residential.**
  - Consideration of market cycles but comp. plan is long term plan so plans for long term over multiple market cycles. We partner with schools planners. We evaluate impacts to schools, public facility planners etc. Evaluating cumulative impacts.
- **Are developers responsible for traffic lights?**
  - They can contribute or provide, it can depend based on the need.
  - Traffic signals are analyzed more at rezoning stage, looked at by VDOT.

**CPN-2025-III-HM-038**

- **Can you tell us how vacant the current office is for Parkridge 1 (CPN-2025-III-HM-038)?**
  - Not fully vacant not exact numbers, despite efforts little prospect of renewal after expiration.
- **Has your client had any interaction with tenants? No. I would encourage you to. The tenants do not have plans to go anywhere. Greater intensity not in close proximity. Parkridge 1 already serving all ages, children/office/all ages. Statement of Justification says will provide missing middle. Not seen missing middle housing in Reston. Missing Middle is all Reston, anything new is too expensive for people that live here. Tax revenue – increased revenue will not help schools that have to absorb new students.**
  - Sidewalks already in place Parkridge 1 (CPN-2025-III-HM-038). Already accessible areas and this application will not add to this amenity, already exists.
- **How many units?**
  - 22 du/ac, up to 150 units.
- **Parking on the 22 du/ac?**
  - This would be reviewed by staff and specifics and details later. Units/parking etc.
- **General Comments**
  - **Security and school at this location and office. The school has signed a lease for longer term so it is not underutilized.**
  - **Should consider parking per unit, where people will go and how they will access - Ingress/Egress.**

- **Impervious surface, can you show current impervious vs planned impervious, side by side. Would like to see. Not displayed in concept plan.**
- **All new housing requires Reston Association joining or Reston Town Center Association, this language is already in Comprehensive Plan. My understanding they will. Concern is that there is no way to connect to Alexander Bell, no interconnectivity here. Also connectivity to trails (RA trails). Please include in next iteration.**

**CPN-2025-III-HM-043**

- **A lot of sales pitch – with all of this development. Maybe adding 1000 bodies in a small area. Are we coordinating with the sheriff’s department? This would reduce property values, noise, construction. We work from home more post covid. Wish to hold property value, not reduce when eventually sell. What construction impact? What is the county doing.**
  - During planning study we get comments from Fire and Safety officials during Planning Study. We will monitor and plan for construction during zoning. These consideration will be looked at. Eg construction schedules.
  - Challenge of high vacancy in office markets, much better to have residential. Better for the area. Not looking to completely remove office.
- **There will be changes, the last two years not good comparison. Federal government - Are there government tenants at Parkridge 3 currently?**
  - Not likely
- **Market cycles – short sighted to not plan accordingly.**
  - Office decline has been happening for a while particularly since Covid. How do we make these decisions without knowing what the future holds for office, we are taking the long view while still understanding todays reality.
- **Has your client committed to joining RA? Client developer not ultimate residential builder. In Reston when we do build they join RA.**
  - Not decided fully but up to developer, they may For sale usually does.
- **What’s the height of the proposed Multi-Family development ?**
  - Likely 4 or 5 story.
- **General Comments**
  - **We need a holistic view, not develop Parkridge by itself including Preston White Drive rather than piecemeal. Develop collectively.**
  - **If commitment to joining RA is not made during rezoning, then they will not join. DRB review at Isaac Newton Square. Andrew Painter -consultation, then commitment as part of rezoning. So this can happen for any project**

**within TSA. There should be a commitment at rezoning not later, not necessarily proffer.**

**CPN-2025-III-HM-033**

- **What is the range in the number of units for the options?**
  - Largest 1.5 FAR, 60 to 70 townhomes. About 500 units.
- **I didn't buy in Reston to live near a high rise. Open space is not reflected. Not improving areas. Sufficient amount of green space and parks not being planned for the amount of people. Parks are already being used, cannot absorb more people. Show more greenspace and park space, disappointed this was not reflected enough.**
  - Park Authority allocation needs to be met. Open space/recreational space and park space all needed but different. Very conceptual plan right now, once get into work program. Our PA will review and specify exact numbers and you will see green space.
- **Reston values green space, this should be prioritized.**
  - The designs have not specified yet. For 7 acre site 0.8 acre publicly accessible urban park space was estimated.
- **This is insufficient.**
- **What is the percentage of recreation space. With all 3 sites combined. 55 miles of trail but based on Reston master plan what is the minimum requirement.**
  - RA right now 1350 acres. 63 members. The primary provider of recreational space in Reston is RA. Not park authority.
- **Main tenant of Parkridge 1 (CPN-2025-III-HM-038) – School. We have not been spoken to. We just extended our lease. 300 students. In Reston since 1996. This is a disgrace, hope the landlords and County does better to reserve Reston. We had over 5000 students over the last 30 years.**
  - We've tried to mail to all addresses. Asked how people in the room learned about the meeting: got mail, heard from people, online, HM newsletter/Listserv, Fairfax now, Nextdoor, Reston letter, Facebook, and Social media.
- **What benefit are there to gain from these?**
  - Office buildings are facing urban decay.
  - Reston is welcoming so need to provide all types of different housing. Office buildings face a lot of issues eg current PA squatters/fire electrical line. It's a growing concern.
  - Community outreach - will more extensive at rezoning. There will be mitigation for impacts and there will be further public forums for discussion. Change is hard but potential for better use.
- **Were single family developments considered over housing with larger urban footprints. Need for different types of housing.**

- There is a need for housing: Advance affordability goals of the county. New housing is expensive but adding to supply with a diversity of housing types is the goal.
- **Where is the diversity. All I see is million dollar townhouses and multi-family.**
  - Closer to metros emphasis on ridership/mode share.
- **If you are taking the metro for work you are likely not able to afford million dollars or plus townhome. These do not provide a diversity of housing at stations.**
  - Housing in most of the County (~90%) is low density. Reston has 3 transit station areas and these are places where the Comprehensive Plan encourages more housing.
- **Skepticism of mode share. This is a sales pitch to redevelop office space near metro. The multi-family are not affordable especially for people that grew up here. How is that the same for accessible housing who relies on public transit. Workforce housing provided too typically in Reston?**
  - 12-15%
- **Do you talk to each other about the different developments. There should be a grid. And more open space, there does not seem to be any coordination or holistic thinking.**
  - All close to each other with similar uses today and future. Potential for larger study. The clients will work together to ensure better connectivity.
- **Where are the dog parks? Dog park a necessity.**
- **Can these meetings be hybrid or via zoom?**
  - Discussing to accommodate a virtual component before screening is over.
- **Not seeing curb cuts on Hunter Mill road for concept plan. Nor on Sunrise Valley Drive. Comp plan recommendation can be done here.**
  - Will be looked at later at rezoning, traffic studies.
- **Inter-parcel connection**
  - There will be coordination. There will be coordination and how they can be integrated. Including grids.
- **What is the number of total units du/ac for all 4.**
  - Total around 700-800. White paper will be published and likely include housing statistics about all nominations.
- **Any new information between now and workshops.**
  - There will be a white paper prepared by staff that will be published with work program recommendations.
- **We want to encourage look at holistically. We have stayed for 10 years. Had trouble leasing spaces – office of civil engineering.**
  - We have been looking at office, retail and industrial markets. Consultants (Clarion) were hired to prepare reports regarding trends office, retail and industrial space in the County. These are available on the website. These informed our work.

The reports have been taken as analysis.

- **General Comments**

- **Townhouses – forfeit things such as bikes, garden, trash cans. The new plans are eliminating backyard space for storage for stuff. Please do not bring front loading developments. Proffers – amount not sufficient infrastructure eg school overcrowding. Safety, transportation needs. All infrastructure does not get paid for by developers. Tax payers are paying for this. Projects lately are too dense. New housing is not providing enough, too many units. Not enough trees are being planted. Tiny lots. Too much development trying to monetize every square foot. Environment of what is Reston and why its different is not being preserved. Too much SSPA development.**
- **April 8<sup>th</sup> Reston Association Meeting conflict with third planned community meeting.**

**2025 Providence District Site-Specific Plan Amendment Process**  
**Tysons Urban Center Community Meeting**

Wednesday, April 2, 2025, at 7:00 p.m.

Virtual Meeting

Attendees: 36

Recording: <https://www.youtube.com/watch?v=Ku5Q9TX8duE>

1. Introduction of the agenda
2. Overview of the Comprehensive Plan and the Site-Specific Plan Amendment process.
3. Nomination presentations and public comment period.

1410-1430 Spring Hill Rd

- Community member: Would the proposed redevelopment still be within the adopted Plan's 75-foot height recommendation?
  - A: The nominator confirmed that this would be correct.
- Community member: I love the amount of housing this would provide, with regard to Metro, ½ mile to Spring Hill Metro, seems fairly close, also on route to future BRT, opportunities for enhanced transit. Seems like a good opportunity to move forward, and explore different options on site, MF, townhomes etc.
- Community member: Her main concern is with a wind tunnel effect that and if she would encounter more and more in Tysons, how is this being accommodated? She then recalled an experience of being near Whole Foods and the wind was so intense that a woman was blown over and fell down next to her car. There's a "pocket" near Capitol One Hall where the wind can be so intense that it scares her.
- McLean Citizens Association (MCA) Member: Asked a question about a broader study along Dulles Toll Road for conversions from office to residential.
- McLean Citizens Association (MCA) Member: Asked a question about the level of vegetative screening that will be a part of the recommendation.
- McLean Citizens Association (MCA) Member: Asked if the County will do a broader study about the potential conversions to residential development, and how a grid of streets is going to be accommodated in the areas currently planned for Office use? This MCA member hopes the County will consider building heights, character, and connectivity as priorities. Spring Hill Road is very wide. Building heights vary from transit center to other buildings, what is the vision for transitioning from east side, from McLean to Tysons?
- Community member: Thinks that Spring Hill Road needs more pedestrian crossings.
- Community member: Thinks that Tysons needs more green spaces.

7950 Jones Branch Dr

- McLean Citizens Association (MCA) Member: Asked what is the proposed height?
  - Nominator: The existing buildings are 11 stories tall, and the new buildings would be similar to that or slightly lower in height.
  
- Community member: Identified himself as a resident of the McLean Hamlet community (the low-density residential neighborhood, directly to the north of Dulles Toll Road) asked if the nominator's representative is familiar with the history of the Gannett building? He feels that the county "inflicted" the Gannett building upon his neighborhood after a lawsuit, and it was a significant intrusion on McLean Hamlet. He'd like to know how tall the proposed new office building would be? A lot of people will be angry if the development does the same thing that was done with Gannett building. He added that the neighborhood (McLean hamlet) will expect to be treated kindly if this proposal moves forward.
  - A: The nominator responded by indicating that he is indeed familiar with the contentious history of the site and felt the development worked with the neighboring residents after the aforementioned lawsuit had been decided. He went on to indicate that the current team of owners and representatives will look forward to meeting with and listening to the residents of McLean Hamlet once again in hopes of finding workable solutions to their concerns.
  
- Community member: Thinks the County should look into infrastructure and community amenity impacts with all of these proposals for conversions from office use to residential uses.
  - A: The nominator clarified that this particular nomination is not proposing to convert any of the existing office buildings, and it instead seeks to provide additional square footage dedicated to office use along with new residential and retail uses to create a mixed-use environment on the site.
  
- Community member: Thinks that more mixed-use buildings are needed in a city like Tysons.

PR-004: Corporate Ridge

- Community member: Identified herself as a resident of the the neighborhood that is adjacent to the subject site and stated that the existing office buildings are lovely inside. She feels that the density of the nominated proposal appears to be "very high". The is already an issue with traffic being backed up on Leesburg Pike, so she wonders what the County has considered for alleviating traffic. She feels that the concept does not appear to show adequate setbacks from Magarity Road.
  - The nominator's representative indicated that there is a sidewalk on Magarity Road, and here's a broken-up asphalt trail and a steep drop-off, and stated that a transportation study would be required for redevelopment.

- **Community member:** Observed that the proposed site layout looks similar to development at Union Park on Magarity Road, where she feels that the green space is minimal, and the stacked townhomes appear to be crammed into the site.
  - Nominator: The current owner has submitted the concept as a preliminary idea for how development could be accomplished, the
  - Nominator: There's a steep hill leading to the trail that goes across the Beltway, so redevelopment would need to address that as an issue.
  
- **Community member:** The previous owners held a meeting for the neighborhood, so she appreciates the nominator's attendance for this community meeting as well being here tonight.
  
- **Community member:** Observed that there is only one way to get into the subject site which makes it difficult during rush hour. So, she wonders if a second means of connecting the development could be considered through Old Meadow Road, which is currently a dead-end road.
  - **Community member:** Identified herself as a resident of the neighborhood where Old Meadow Road is a part of the internal network responded by saying that their association maintains private roads in the neighborhood, there have already been issues with cut-through traffic in the neighborhood, so she does not see the feasibility of connecting the subject site to this particular road.
  
- **Community member:** Has a question about contemplated removal of forested areas on the subject site, Staff answered that the adopted Plan currently recognizes the value of wooded areas on the site to provide a transition and buffer from Capital Beltway for neighboring residential areas. The nominator also responded by confirming that any tree removal would need to be closely looked at if the project were to move forward.
  
- **Chat question:** What is the percentage of green space proposed for this nomination?
  - The nominators' representative indicated that green space in the current illustrative concept plan would exceed the County's minimum requirements for the proposed type and density of residential uses.
  
- **Community member:** Stated that Lincoln Street is a nearby public street the County is planning as a new connection to Magarity Road.

Adjourned

## **Dranesville District Site-Specific Plan Amendment Process Vinson Hall Community Meeting**

Thursday, April 3, 2025, at 7:00 p.m.

Virtual Meeting

Attendees: 56

Recording: <https://youtu.be/XHnh93Gxv1U>

Presentation:

<https://plus.fairfaxcounty.gov/CitizenAccess/urlrouting.ashx?type=1001&ID1=REC25&ID2=00000&ID3=007BS&agency=FFX&SeqNo=5573407>

1. Opening remarks from Staff
2. Overview of the Comprehensive Plan and the Site Specific Plan Amendment process.
3. Nomination presentations and public comment period.

### CPN-2025-II-DR-003: Vinson Hall

- o Want to understand the delta between Plan Amendment proposal and by-right development potential
- o Concerns about stormwater in this area and how it will be addressed. Major flood events in the past few years have resulted in significant downstream flooding in neighborhood around Vinson Hall
- o Retaining wall was constructed as most recent expansions. Will it remain? How will it be factored into the stormwater infrastructure.
- o Transportation Analysis will be important in this process
- o Little triangle of small stores next to Vinson Hall on Old Dominion – has it been considered to be incorporated into Vinson Hall development area? Nominators stated that they have no been in contact with those property owners.
- o Increase in impervious surface area, removal of mature trees, and an inadequate sanitary sewer system.
- o Community expressed that in previous Vinson Hall projects, the community was brought in for collaboration and communication throughout the process and they expressed interest in ensuring this would continue in this Planning process/effort

Adjourned 8:07pm

**Reston Golf Course and Sunrise Valley Drive (Hunter Mill District) SSPA Screening  
Community Meeting**

Monday, April 7, 2025, at 7:00 p.m.

In-person Meeting

Attendees: 240-260 (est.)

Presentation: [Download from PLUS](#)

1. Overview of the Comprehensive Plan and the Site Specific Plan Amendment process.
2. Nomination presentations and public comment period.

**CPN-2025-III-HM-048**

- What are the number of units of affordable housing?
- Will there be a planned park?
- What is the required workforce housing provision and income details (AMI).
- Will this be a part of RA?
- Is this 100% residential? What's the option for office in future?
- What's the population?
- Impact on schools. Concern for growth, schools/roads.
- How do we get involved - when to be against development.
- How long is a planning study.
- How do you not get this on work program? Criteria for recommendation. Value of community meeting?
- Provide accommodation for kids to play. Playgrounds. Other amenities.
- This is open space not green space. Amount of people per du/ac. What are the more recent studies?

**CPN-2025-III-HM-042**

- Concern that small business owners are leaving. Comstock may not be the response to this decline.
- Golf course not developable.
- Mandate that area has to be RA member.
- Types of housing more inclusive. What type of people are coming? This meeting is not inclusive. Do we know who is in the room. Not representative of everyone in Reston.
- Rescue Reston view – process is too premature. Prior talk of Casino. People are distracted by nominator speeches and promises of what might occur.
- Discrepancy in office space vs residential. What will happen here in the future?
- How do you know how much of what to account/plan for eg housing. What is the right type of housing?
- Where is the Kaiser Permanente building in this concept. Will they be a part of this?

- What studies have you done to account for federal/contractor job loss.
- What would happen if Comstock leaves after the entitlement process.
- Is Comstock moving into any of these facilities?
- Is it possible to increase density of residential housing? Assuming infrastructure can support this.
- This is not part of RA? Already districted to be part of mixed use. Since it's not regulated why not go higher and make it more dense rather than focus on more residential. Hold back on gold course area, lots of families settled there.

### **CPN-2025-III-HM-028**

- What does it entail per the zoning, what can be done under zoning designation?
- If the vast majority of residents are against a project, what will staff decide? What's the decision here?
- I feel residents do not have the final decision.
- How do we let the board know what we want?
- Who owns this golf course? Where is the money coming from? Is it a hedge fund? How much is the golf course worth? Requesting to not take away land away from anyone.
- In 2021 our community did not want any development, we communicated this to the supervisor and he echoed these sentiments. If residents do not want any development, will you bypass our voice? Or listen to the community by investing but not adding the townhomes?
- Confused about the investment. I lived on the golf course. The current policies have pushed golfers away. Maintenance is poor, current state is poor.
- The golf course policies have harmed golfers limited their opportunity to golf when turf is too damaged.
- Poor management has led to decline.
- If the board does not approve, are they allowed to move forward with development?
- Would you rather multi-generational Fairfax County residents live in Reston, or as far as Fredericksburg? There is not enough housing. We need more housing near TSA. Increase housing near transit.
- Houses were affordable in 1976 including my own, they are not now. What made it unaffordable is not enough jobs that equates to the rise.
- This golf course should remain as a golf course.
- Long term what's the best way to manage this property?
- What is the plan for this golf course as more effective, since it has not financially worked out. Future best plan.
- Why does the County not buy this golf course?
- One of the options puts housing 40 feet away from our housing. I'd be looking through their windows.

- Topgolf would be in my backyard. Question the lighting, how will it affect existing housing. People traffic, people walking around and affect safety.
- We cannot not have housing. We need housing. Higher densities, if we say not here we should say yes to more housing and development elsewhere.
- What is the actual price of the townhomes. Different types of housing.
- There is no affordability here, it's a crisis. Salaries have not kept up with housing.
- With the new homes coming on what will happen to values of existing homes impacted negatively e.g. from the visual obstruction.
- I understand growth is required but this is in my backyard.

**Fairfax County 2025 Site-Specific Plan Amendment Process**  
**North Richmond Highway Community Meeting**

Tuesday, April 8, 2025, at 7:00 p.m.

In-Person Meeting

Mount Eagle Elementary School Cafeteria  
6116 North Kings Highway, Alexandria VA 22303

Attendees: ~ 30

Presentation: [Download from PLUS](#)

1. Introduction and opening remarks (Ryan Stewart, DPD)
2. Overview of the Comprehensive Plan and the Site-Specific Plan Amendment process (Ryan Stewart, DPD)
3. Nomination presentations and public comment period (All)
  - 6404 Telegraph Road (CPN-2025-IV-FR-006)
    - A copy of the nominator's concept exhibit was requested. The document is in the public record on PLUS ([download](#)).
    - The topography on this site may be a concern.
    - The development on this site predates the existing Rose Hill residential neighborhoods. Prior activities include industrial uses such as a lumber yard.
    - There have been many proposals for redevelopment over the years; however, none have moved forward for various reasons. Discussion included a 2006 proposal for the Spicer Center and a 2021 zoning preapplication for self-storage, as detailed in the one-pager. These proposals were by prior owners.
    - Public comments voiced concern about marine clay soils in the area. The nominator has conducted a Geotech survey, and advises the proposed development is viable. There was mention of the County's publication [\*Homeowner's Guide to Overcoming Problems with Marine Clay-Marumscu Soils in Fairfax County\*](#). The nominator was asked whether they were aware of the Zoning Ordinance's density penalties for marine clay soils ([5100.2.E\(2\)](#)). The nominator acknowledged.
    - Density of the proposal is a concern. As presented, the increase would be 4x that of the surrounding residences.
    - The existing development includes commercial tenants; development would not happen immediately. Staff discussed a notional timeline of the County's overall land development process.
    - Staff clarified their conclusions on the one-pager.
    - There was a question on the required documentation needed for a nomination to be considered for the screening process. These are detailed in the [2025 SSPA Nominator's Guide](#).
    - There were questions about parking and the configuration presented in the nominator's concept. The nominator clarified that each home would have its own parking and visitor parking will be provided.

- The nominator and staff answered questions on the ADU/WDUs and applicable County requirements and policies. The site is outside a defined activity center; a proffered monetary contribution may be considered.
  - The public noted that the adjacent pool/tennis club has been a great neighbor.
  - There was discussion on the potential improvements to Highland Drive; it is currently “little more than a driveway” and a public road. Staff advised that improvements would be expected, particularly pedestrian/bicyclist facilities.
  - There was discussion on the Rose Hill Civic Association’s concerns, as detailed in its letter to Supervisor Lusk. The letter is included in the public record in PLUS ([download](#)).
  - A question was raised on the market price of the new residences. The nominator advised that it is too early in the process to know.
  - The form of the proposed townhomes was discussed. The nominator advised these would be three-story, three-bedroom homes.
  - The question was asked whether the owner has developed properties before? The nominator replied in the affirmative.
  - A concern was raised about the noise generated from residential use. Staff responded that there will likely be a noise study for transportation-generated noise per the Comprehensive Plan’s environmental policies; however, human generated noise is not covered in the Plan, but is addressed in the Fairfax County Code, [Chapter 108.1](#).
- Lidl (CPN-2025-IV-MV-031)
    - A question was raised about high-visibility crosswalks. Clarification was given that these would be designed by VDOT as part of the BRT improvements.
    - There was question on the building heights across from the subject site: are 15-story buildings a certainty? Staff advised that the adopted Plan envisions these for the future; however, these have not been entitled.
    - Green space was discussed. The nominator advised that 10,000 square feet is proposed to tie in with the other side, a bowtie shape.
    - Pedestrian separation from vehicular traffic and the need for physical barriers was discussed. The public expressed concern for pedestrian safety. The nominator acknowledged and advised that the concerns are shared.
    - There was discussion over VDOT’s timeline for the road widening and right-of-way changes. Staff advised that the BRT timeline is currently to have the service operation in 2033.
    - A public comment suggested an underground walkway to the BRT station from the parking garage.
    - Concerned about the proposed building height, it stated that nine stories are much taller than the surrounding area.
    - Regarding community engagement, it is important to include Jefferson Manor in the Franconia District.
    - The nominator clarified that the proposal is for rental units rather than owned. The proposed number includes WDU/ADU units. The specific number of affordable units will be determined at the rezoning stage.

- The current proposal includes only Lidl, parking, and residential use; however, this may change as plans are refined.
- A question was made that 7,000 new units are planned for the area. What does this mean for the Comprehensive Plan. Staff clarified that the adopted Plan includes a 4-story building for the site (number of units to be confirmed). This Plan amendment would consider the net increase of 5 additional stories, or 9 stories total.
- There was some support from the residents who live nearby.
- There are current traffic issues along North Kings Highway.
- Concerns given the location of the site and how the site is an island, how would the nominators make it safe on the frontages for pedestrians or bicycles.

## **Reston North (Hunter Mill District) SSPA Screening Community Meeting**

Tuesday, April 8, 2025, at 7:00 p.m.

In-person Meeting

Attendees: 50 - 60 (est)

Presentation: [Download from PLUS](#)

1. Overview of the Comprehensive Plan and the Site Specific Plan Amendment process.
2. Nomination presentations and public comment period.

*Questions and comments bolded*

### **SSPA Process**

- **Can we take a vote after each nomination is presented.**
  - Yes, we will take a vote and the results will be included in the meeting minutes.
- **There are many people in the community that do not know these meetings are taking place.**
  - The Department of Planning and Development and the District Supervisor's office notify the public about these community meetings through direct mailings, the District Supervisor's newsletter, and Department of Planning and Development website. It was also posted on social media including Facebook and NextDoor.
- **Feedback on how attendees heard about the meeting:**
  - Postcards
  - NextDoor
  - Articles
  - Word of mouth
  - Facebook
  - Supervisor's Office website
  - Letter from land use attorney
  - Suggestion to use electronic road sign

### **CPN-2025-III-HM-013 – 1841 Explorer Street**

- **Where will the parking be located?**
  - Garage under the building
- **How many spaces will be allotted per unit?**
  - It is determined by the Zoning Ordinance which is 1.6 parking space per bedroom.
- **What is the height of the proposed building?**
  - 180' feet
- **Will this development be part of the Reston association?**

- No, it will be part of the Reston Town Center Association
- **How will it be accessed by automobile?**
  - Will be accessed from Explorer Street?
- **Why has the residential building entitled on the site not been built?**
  - There is no demand for large condominiums.
- **How will residential units in this building be affordable?**
  - Will include Workforce/Affordable housing required by the Policy Plan and Zoning Ordinance.
- **Can you provide more affordable housing than recommended by the Plan?**
  - Most likely, 12% of the residential units will include affordable/workforce housing.
- **Since this nomination is increasing the amount of residential units which will require more parking, where will it be located?**
  - It will be located in the garage below the building.
- **This proposal will increase traffic. Will this be accounted for?**
  - Traffic impacts mitigation will be addressed during the rezoning process. Any traffic study will be paid for by the developer.
- **Where will parking be located for the non-residential uses?**
  - The amount of required parking for the non-residential uses is determined by the zoning ordinance and will be addressed during the rezoning application process.
- **Where will children play? Will you provide green space?**
  - The amount of required green space is determined by the Zoning Ordinance.
- **General Comments**
  - I moved to Reston for peace and it's not peaceful anymore.
  - Rental buildings in the area not fully utilized? It is a low-density area.
  - The area is going to be crowded.
  - The perfect location for a multifamily building, as it is close to the metro.
  - Have you talked to Reston Hospital about more traffic?
  - The area is in desperate need of more housing, and this is near transit which is good, have you done a demographic study about people who work from home.
  - Reston is in desperate need of more affordable housing. People are on waiting lists for five years for affordable units.

## **Poll**

- **I do not support this SSPA nomination**
- **I might support this if I had more details and analysis**
  - Roughly evenly split

## **CPN-2025-III-HM-015 – 11600 American Dream Way**

- **Will there be a connection between American Dream Way and Northshore Drive?**
  - No connection between these streets is planned.
- **If building is demolished with no residential development, what will become of the site?**
  - The site would be graded and all county requirements would be followed.
- **Will the developer of this proposal be the same as the adjacent residential development?**
  - The developer has not been determined yet.
- **General Comments**
  - Builders of adjacent town house development did a horrible job.
  - New townhouses should not have decks facing alley ways.
  - Traffic on Sunset Hills Road is a nightmare.
  - Fannie Mae building was occupied until 2022, it has not been vacant for five years.
  - The proposed density is extremely high, not enough open space
  - Any new residential development should be integrated with adjacent residential development.
  - Former Fannie Mae building has “deep” garages. The building could be converted into housing.
  - The density of the proposed development should be reduced from 150 to 100 residential units.

### **Poll**

- **I do not support this SSPA nomination**
- **I might support this if I had more details and analysis**
  - More supportive of more analysis than not supportive.

### CPN-2025-III-HM-049 – Colvin Woods

- **Is there a plan for stream restoration of the creek?**
  - That has not been contemplated yet.
- **There does not seem to be enough room for additional housing. Their subject area includes a lot of informal trails and there are a lot of kids in the complex. Are there any plans to increase the size of the pool and playground.**
  - There is no detail about park space and programming to share at this time as this proposal is in the conceptual phase right now.
- **How does adding market value units assist in maintaining the existing affordable housing?**
  - The proposed new residential development will include 12% affordable housing. Additionally, there is a need for more housing and stacked townhouses priced lower than other types of housing.
- **General Comments**
  - There is only one way in and out of this development, study needs to mitigate transportation impacts.
  - The adjacent wildlife area has been destroyed by bike trails, not a lot of wildlife left, and new development will take away space from deer. More thought needs to be given to the environmentally sensitive areas. Trees in the area need to be saved.

### **Poll**

- **I do not support this SSPA nomination**
- **I might support this if I had more details and analysis**
  - Majority not supportive of further study, a few were supportive.

### CPN-2025-III-HM-021 – Hunter Mill Road

- **There is a lawsuit against Fairfax County associated with this property. How can any redevelopment move forward until this lawsuit is settled?**
  - Fairfax County prevailed in the lawsuit; however, it has been appealed, and the lawsuit would need to be resolved for this to move forward.
- **The realignment of roads as recommended by the Comprehensive Plan not included as part of this nomination.**
  - Removing this recommendation from the Plan would require a Plan amendment.
- **What would happen if this property is sold to another developer after the Plan recommendations are amended?**

- The Plan guidance would not change if this property is sold to another developer. The Plan guidance would prescribe the intensity, transportation recommendations, and set the parameters through development conditions.
- **General Comments**
  - Traffic is bad during peak hours, if more housing is developed without transportation improvements, then “no one will be able to travel through the area”.
  - People moved to this area because it was zoned Residential Estate (RE).
  - The Equestrian Park neighborhood unanimously opposes this redevelopment. It takes five light cycles for people to get through the intersection of Sunset Hills and Hunter Mill Roads. Traffic will prevent emergency vehicles from getting through. The neighborhood supports development by-right and the road realignment recommended in the Comprehensive Plan.
  - Adding additional housing in the area will not work because of the traffic congestion in the area and should not be considered.
  - The controversy surrounding this property is because developers want to upzone, the area should remain zoned to the RE district. This area serves as a green buffer between Tysons and Reston.
  - Hunter Mill Road is eligible for the National Registry of Historic Places.

**Poll**

- **I do not support this SSPA nomination**
- **I might support this if I had more details and analysis**
  - All but one attendee were against further study of the proposal.

**2025 Providence District Site-Specific Plan Amendment Process**  
**Leesburg Pike Community Meeting**

Wednesday, April 2, 2025, at 7:30 p.m.

Virtual Meeting

Attendees: 43

Recording: <https://www.youtube.com/watch?v=6S0okIr-2ck>

1. Introduction of the agenda
2. Overview of the Comprehensive Plan and the Site-Specific Plan Amendment process.
3. Nomination presentations and public comment period.

PR-014: Eaves Fairfax Towers

- Community member: Block D; what does a 2/2 mean? How many stories are there?
  - Nominator: 2/2 is a term for identifying residential structures that would be split with one dwelling unit on the lower two the lower levels and a second dwelling on the upper two levels. The typical height would be 4 stories.
- Community member: What is the definition for affordable and what is the purchase price? Is there a percentage set aside in the affordable range?
  - Staff explained how the county defines housing affordability based on a certain percentage of the area's median average income (AMI).
  - Nominator: The pricing and number of affordable units have not been determined yet, the property owner does not develop for-sale units, and will be working to find a partner for development of the townhomes and 2/2 units.
- Community member: Why is every spot parallel park always occupied on Pimmit Drive, is that because there is paid parking for the apartments and what do you charge for that parking?
  - Nominator: The apartment community does charge a relatively low rate for onsite parking spaces, but has no role in managing or maintaining on-street parking in the public right-of-way for Pimmit Drive.
- Community member: The proposed density would convert a medium density to high density. What is the current du/ac and what are you increasing to?
  - The site is planned for 16-20 du/ac, currently built out at approximately 24 du/ac (correction it is actually closer to 26 du/ac) and the proposal for 991 dwellings at 1.63 FAR would be approximately 53 du/ac.
- Community member: Garage 1 is marked on the plat, in the middle of Block A, is that a second garage? What's the capacity of the two garages, since the current traffic is horrific?
  - Nominator: Parking counts would be based on the zoning requirements related to total number and types of dwelling units, and this has not been determined at this stage.

- Community member: Any updates on Leesburg Pike transportation plans? Does the plan include land the county would need for the BRT?
  - Staff: The nomination proposes dedication of land to support the planned improvement on Leesburg Pike, including BRT.
- Community member: Are you going to retain the swimming pool on Eaves site? Residents of the adjoining condominium community does not want any additional issues with unauthorized use of the pool on their own site.
  - Nominator: The concept plan still shows the pool at its current location, the full mix of onsite amenities would be determined later, if the project advanced to zoning.
- Community member: There is a water issue with artesian wells on sites in the area, are you going to examine that issue?
  - Nominator: Any water issues affecting the proposal would be something that has to be explored if it moves further into planning and zoning and processes.
- Community member: Intersection at Pimmit and Leasburg have failing transportation grades with E and F, with the additional units, the intersection will get worse. How are you going to mitigate at an already failing intersection?
  - Staff: The amount of infill development that is being proposed would necessitate a Transportation Impacts Analysis (TIA).
- Community member: If route 7 is widened, how will that impact the proposed nomination since the townhomes are so close to the street?
  - Nominator: The ground elevation in the area being referenced is nearly 60 feet higher than that of Route 7, so there would be greater separation from the roadway that it appears in the concept.
- Community member: For two hours in the morning, it is bumper to bumper traffic from Idylwood Road. Close to an anticipated 1000 cars, it's almost bumper to bumper on Idylwood Road (30,000 cars that go up and down Idylwood Road according to EYA's transportation study).
- Where is the entrance and exit for the new Eaves?
- Does the county do anything to remove the deer, foxes and other wildlife that currently live in the area, so they don't die?
  - Staff: The Environment element of the Comprehensive Plan provides us with guidance regarding preservation and potential loss of wildlife habitat.
- Community member: Appreciation for the nomination since they are preserving existing affordable homes and adding different house types and price points since we are facing a housing crisis. Also spoke in favor of the inter-parcel connections and it would be great to get the ped and bike connections to the transit and amenities nearby

- Community member: Do you also look at the number of EMS and emergency services?
  - Staff: Prior to approval for development, any further study of the proposal must also include analysis to determine the adequacy of or any needs for upgrading emergency services, schools, parks and other public facilities.
- Community member: Block D would leave very little buffer next to the existing homes; you're proposing 76 families and a lot of cars. People are currently parking on the street and then parking in our surface parking lots (on the neighboring condominium site).
- Community member: The new (for sale) homes are likely to be close in the one-million-dollar range, which is not going to help the affordable housing issues. But we need more homes that are priced to help out with the housing crisis.
- Community member: I'm in favor of the housing since it's going to be infill development, we need to investigate another Fairfax Connector route, bike paths and pedestrian. The country should invest in multi-model infrastructure.
- Community member: What will be the bike and ped improvements for this area?
  - Staff: In addition to BRT lanes, the planned improvements on Route 7 will include shared use paths for bikes and pedestrians.
  - Nominator: The nominated concept proposes right-of-way dedication adequate to support installation of a 10-foot-wide path.
- Community member: What does the inter-parcel connection with the EYA site (shown during the nominator's presentation) mean for traffic? This would be an issue because people leaving the site would be exit onto Idylwood Road and worsen the current issues.
  - Staff: The inter-parcel connection is a new item that was not included on the initial documents submitted for the nomination, so staff has not had the opportunity to review it before tonight. The TIA would have to include any items such as this to help identify potential impacts and mitigation techniques.
- Community member: There are two new bike-share facilities, is that something you are going to keep or are you going to get rid of it along Pimmit Drive? How do those just show up without any notice?
  - Providence District Staff (speaking from personal experience): The bike-share stations were installed to help reduce the needs for automobile trips for residents on Pimmit Drive travelling to nearby bus stops and, and appear to be experiencing rather a high level of use.
- Community member: What is the size and dimensions for garage number 1? It is supposed to accommodate parking for the existing tower and be built into the slope, but I need some additional understanding.
  - Nominator, we haven't determined the exact dimensions of the garage, but it would be sized to accommodate all units in the existing tower but most of it

would be below grade so only the top 1-1/2 levels (6<sup>th</sup> or 7<sup>th</sup> story) would be visible above grade.

CPN-2025-I-PR-046: Beyer - Gordon Rd Triangle

- Community member: In favor of this nomination since the Gordon Roads triangle seems to lack residential and other supporting uses given its location in a rich transit area.
- Community member: It is important to consider other nearby transportation improvements including what is already planned for Shreve Road for integration into the nomination.
- Community member: Will this be consistent with the Shreve Road and the shared used trail along Route 7 and W&OD trail,
  - Staff: Redevelopment of the site would need to achieve conformity with planned transportation improvements.
  - Nominator: The planned improvements for Shreve Road are moving forward and will be done whether this site is redeveloped or not.
- Will all this be adequate to address the increased traffic? Instead of being allowed to exit onto Shreve Road, maybe cars exiting the site should be directed to use the proposed parallel street and exit onto Gordon Road instead, especially during peak hours.
- Community member: Will the city's property yard be replaced with a multi-family? Or will it still have some of the facilities there? What happens to the recycling business?
  - Nominator: The City recently completed a study to evaluate their properties adjoining the subject site, but they have not made any final decisions on how many of the that facilities would remain or be redeveloped yet.
- Community member: How much area are we dealing with for this SSPA nomination?
  - Nominator: The entire Gordon Road Triangle is approximately 22 acres, and the portion that is being screened by the County is approximately 2.4 acres.
  - Staff: The County's review only accounts for this 2.4 acres, but the circumstances will require a collaborative effort between the nominator, the community, and the City.
- Community member: What happens to Lazy Mike's and the other legacy businesses here?
  - The future redevelopment could be as far as 10 years out, and the property owners are very interested in ensuring that these businesses will continue to thrive.
- Community member: Stated additional concerns about the traffic on Shreve Road during rush hour.

Community member: Lives nearby and uses the WO&D trail to bike to and from work. He appears to think that redeveloping the site and planned public right-of-way improvements will be very positive changes to enhance the future of the area.

- Community member: Will there be apartments or condos for the proposed residential space, and are there height considerations?
  - Nominator: Under the current market the site is currently envisioned to be redeveloped with rental apartment units, but this could potentially change in the future.
  - Staff: The Comprehensive Plan does not set any preferences between rental units and for-sale units when new development is being proposed.
  
- Community member: How much of the other part (in the City) of the Gordon Road Triangle is owned by the Beyer family?
  - Nominator: The Beyer family has several parcels equaling approximately 16 acres in the other portion of the triangle.

Adjourned

**Mason District SSPA  
Community Screening Meeting 1**

Thursday, April 9, 2025, at 7:00 p.m.

Virtual Meeting

Attendees: 25

Recording: <https://youtu.be/yS1OBVRo7DE>

1. Opening remarks from Staff
2. Overview of the Comprehensive Plan and the Site Specific Plan Amendment process.
3. Nomination presentations and public comment period.

CPN-2025-I-MA-002: 6326 Edsall Road

- Preserve tree canopy, especially areas of steep slopes and areas near Colliers Lane.
- Trees provide visual and sound barrier to Edsall Road
- Oppose substation near Plaza 500; still under state review.
- Support lower-density R-12 zoning to protect open space.
- Suggest inclusion in Bren Mar Recreation Association.
- Need safer pedestrian access across Edsall Road

CPN-2025-I-MA-007: 5300 Shawnee Road

- *No community comments during meeting.*

CPN-2025-I-MA-008: 5505 & 5515 Cherokee Avenue

- Support for new and more convenient food options.
- Desire for more competitive gas pricing.
- Improvements to intersection should be considered.

CPN-2025-I-MA-047: 6859 Versar Center

- *No community comments during meeting.*

Adjourned 8:20 pm

**Mason District SSPA  
Community Screening Meeting 2**

Thursday, April 10, 2025, at 7:00 p.m.

Virtual Meeting

Attendees: 114

Recording: <https://youtu.be/XHnh93Gxv1U>

1. Opening remarks from Staff
2. Overview of the Comprehensive Plan and the Site Specific Plan Amendment process.
3. Nomination presentations and public comment period.

CPN-2025-I-MA-009: The Jefferson

- Parking & Traffic issues with local roads, overflow parking, and cut-through traffic.
- Stormwater Management is a noted concern with ongoing outfall problems, particularly near Brook Drive.
- Quality of life concerns raised as existing development was noted for poor facilities management, trash overflow, crime, and other safety concerns in public areas.
- Lack of trails on Olin Drive; odd trail placement behind property.
- Concerns about school overcrowding and inadequate infrastructure.
- Route 7 Plan criticized as impersonal; request for stronger multimodal integration.
- Support for diverse housing types; with interest expressed for infill development.
- Frequent bus service noted positively and supports new residents.
- Concerns about mature tree loss, air quality, and runoff from Route 50.
- **LBHCA Feedback:**
  - Concerns about accessibility, density, environmental justice, and security.
  - Calls for site survey accuracy and accountability (*in reference to concept plan*)
  - Direct effects on families' backyards.
  - Calls for more developer and county responsibility.
- Rezoning recommended R-30 zoning with 32 DU/acre.

CPN-2025-I-MA-050: Sears Site (Seven Corners)

- Concerns about increased density, Route 7 congestion, and illegal parking on Patrick Henry Dr.
- Request for more ground-level retail and community-serving uses and/or amenities.
- Urge respect for previous planning efforts and community engagement.
- Need for more community space and amenities.
- 55+ Community? Developers confirmed none planned.
- FAR considered too high.
- Suggestions to remove site from SSPA and coordinate with Mark building.
- Proposals to redevelop into a Walmart or park.
- Seven Corners Intersection noted as one of the worst; demand for a traffic study.
- Calls for more crosswalks and traffic controls.
- Concerns about feasibility of the planned Seven Corners Ring Road and opposition from Falls Church.

CPN-2025-I-MA-023: Food Star

- **Food Star Grocery:**
  - Strong support to retain the store for its cultural and economic value.
  - Worry about displacement due to redevelopment.
- Height and traffic concerns tied to Columbia Pike, Route 7, and Seminary Rd.
- Questions about timing, scope, and land needs for the Route 7 BRT multimodal corridor.
- Concerns about density at this distance to nearest Metro (East Falls Church, ~2.5 miles).
- Questions on how multi-jurisdictional congestion is managed.

Adjourned 9:05 pm

**Mason District SSPA  
Community Screening Meeting 3**

Thursday, April 21, 2025, at 7:00 p.m.

Virtual Meeting

Attendees: 119

Recording: <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa/countywide/2025/community-meetings>

1. Opening remarks from Staff
2. Overview of the Comprehensive Plan and the Site Specific Plan Amendment process.
3. Nomination presentations and public comment period.

CPN-2025-I-MA-010: 7616 Little River Turnpike

- Concerns about traffic impacts, especially along Horseshoe Drive and Woodland Road.
- Ongoing issues from a previous nomination related to traffic and parking.
- Proximity of Building D to existing residential neighborhoods raised concerns.
- Opposition to high density adjacent to single-family homes.
- New development must include adequate parking.
- Questions about housing placement between Buildings A and B.

CPN-2025-I-MA-050: 6259 Little River Turnpike (Lincolnia CBC Land Unit B1)

- Traffic flow concerns, particularly on Beauregard Street; existing issues must be addressed.
- Support for housing investment.
- Questions raised about the future of current businesses.
- Strong encouragement for community engagement in the planning process.

CPN-2025-I-MA-024: Strawbridge Square

- Overflow parking from commercial and private vehicles causes spillover trash issues.
- Desire for parking beyond minimum requirements.
- Support for new housing.
- Suggestion to increase building height to create more open space and parking.
- Support for improved stormwater management.

- Requests for better open space and park connectivity.

CPN-2025-I-MA-022: 6675 Little River Turnpike

- Major concerns about stormwater management and traffic, particularly on Old Columbia Pike, Randolph Drive, and Columbia Road.
- Worries about school overcrowding from new residential units.
- Concern about loss of permeable space and downstream environmental effects.
- Proposal lacks reference to affordable housing; considered too dense.
- Current plan disregards prior feedback from the community.
- General support for workforce housing, but with a call for balance and neighborhood compatibility.
- Desire for residential amenities and affordable housing inclusion.
- Need for appropriate land uses and scaled-down development.
- Lack of pedestrian infrastructure connecting to the single-family community.
- Building mass and height seen as incompatible with community character.
- Comprehensive Plan stresses compatibility for infill development.
- Area suffers from limited public transit (bus-only service).
- Suggestion that townhomes may be a more suitable housing type.

Adjourned 9:22 pm