

Lee District SSPA Task Force Meeting

March 28, 2022



PLANNING & DEVELOPMENT



Agenda

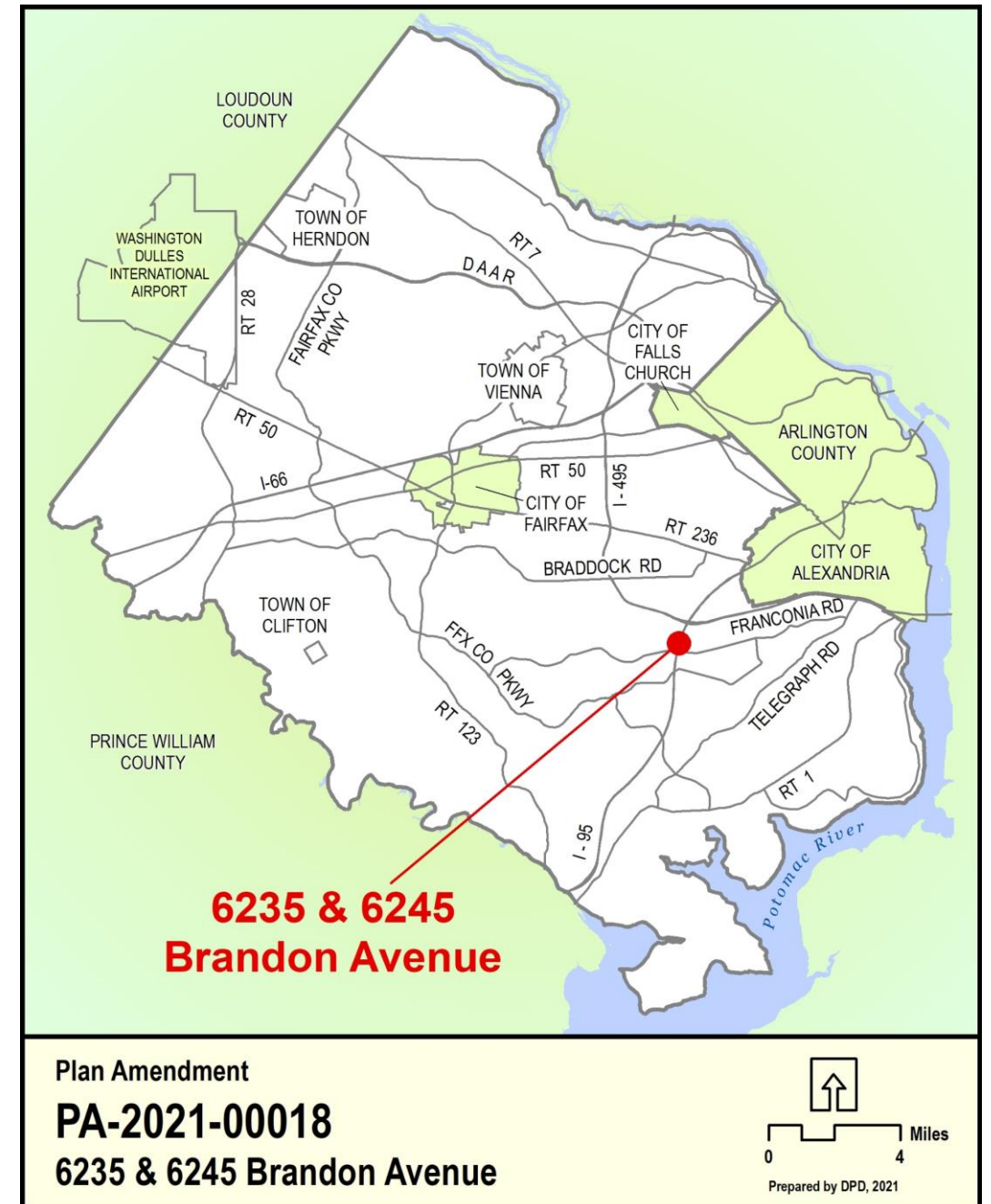
- 1 Welcome and Announcements
- 2 Virtual Meetings Script and Roll Call
- 3 6235 & 6245 Brandon Avenue
 - Draft Plan Text
 - Public Questions and Comments
 - Task Force Comments
 - Potential Task Force Vote
- 4 Van Dorn TSA Land Units D and E (part)
 - Concept for Draft Plan Text
 - Public Questions and Comments
 - Task Force Comments
- 5 Potential Next Steps and Schedule Moving Forward
- 6 Adjourn



6235 & 6245 Brandon Avenue

Meeting Objectives

- Review of draft Plan text including conditions
- Task force recommendation and vote



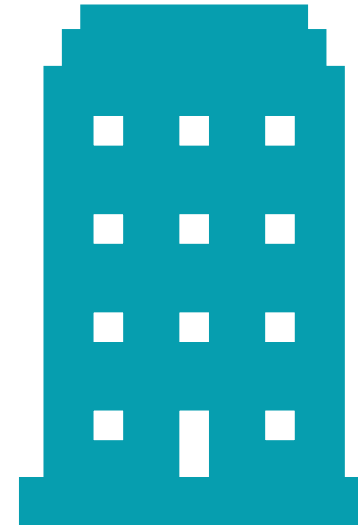
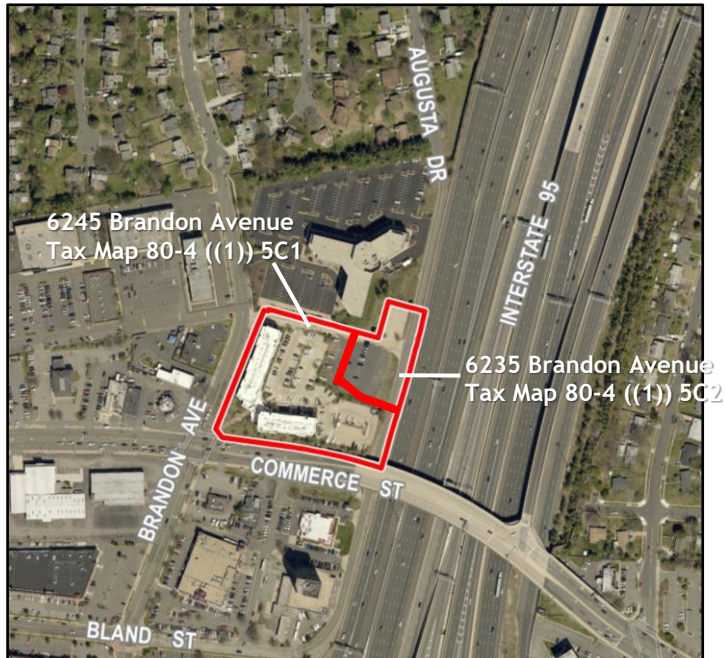
Draft Plan Text

As an option, self-storage use up to 175,000 square feet may be appropriate for Tax Map Parcel 80-4 ((1))5C2 if the following conditions are met:



Conditions | Consolidation & Maximum Height

- Consolidation occurs with Tax Map Parcel 80-4 ((1)) 5C1 to facilitate a coordinated development for the entire block;
- The maximum height is limited to seven stories;



Conditions | Ground-Floor Use & Building Design

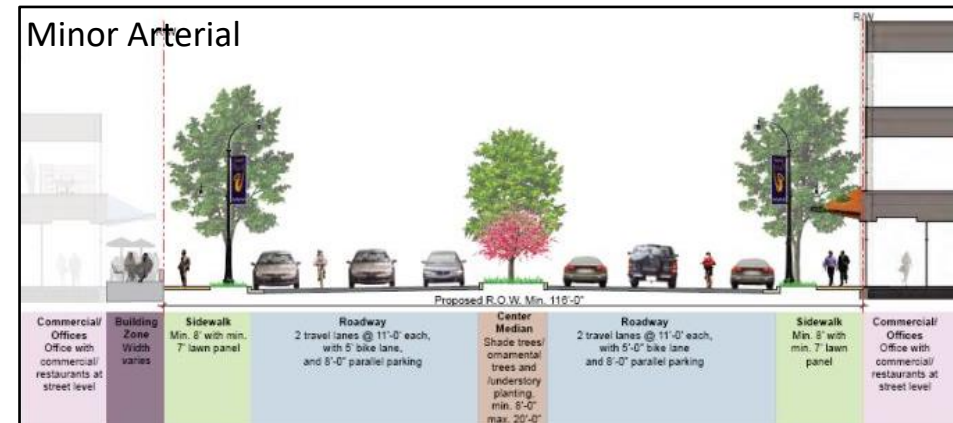
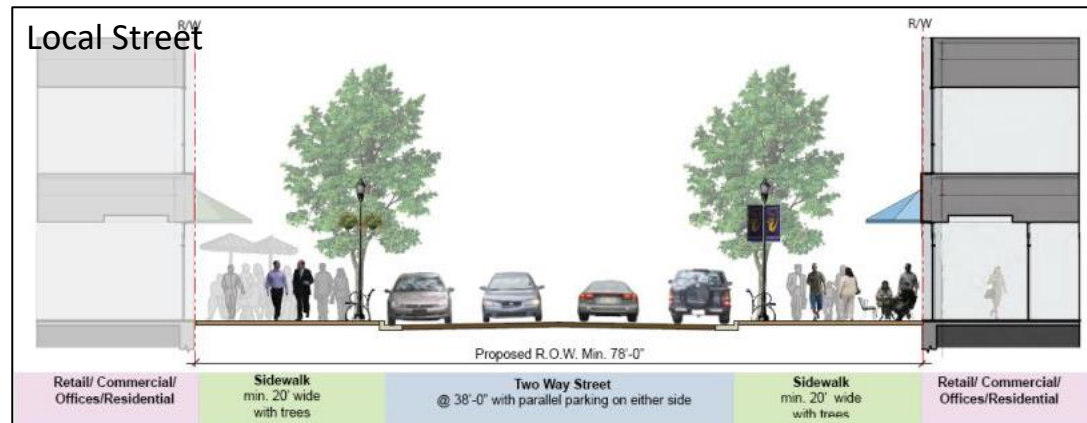
- Ground-floor uses that activate the street frontage such as retail, office, artist studios, maker spaces and/or community serving uses are included along the access drive connecting Brandon Avenue and Augusta Drive;
- The building design and architecture, including form, massing, materials, colors and façade treatments, are compatible with that of the hotel on Tax Map Parcel 80-4 ((1)) 5C1 and with other multi-story buildings so that the facility contributes to the areawide aesthetic of the Springfield CBC;

Conditions | Stormwater Management

- Stormwater management measures are provided on-site with the goal of reducing the existing peak flow rate for the 2-year and 10-year storm events by 25%, reducing the total runoff volume, and/or significantly delaying stormwater from entry into the stream system. The emphasis should be on the provision of Green Stormwater Infrastructure (GSI), which should be designed to protect, restore, and/or mimic nature to evapotranspire water, filter water through vegetation and/or soil, return water into the ground, and/or reuse water. Additional measures may be considered to exceed minimum standards;

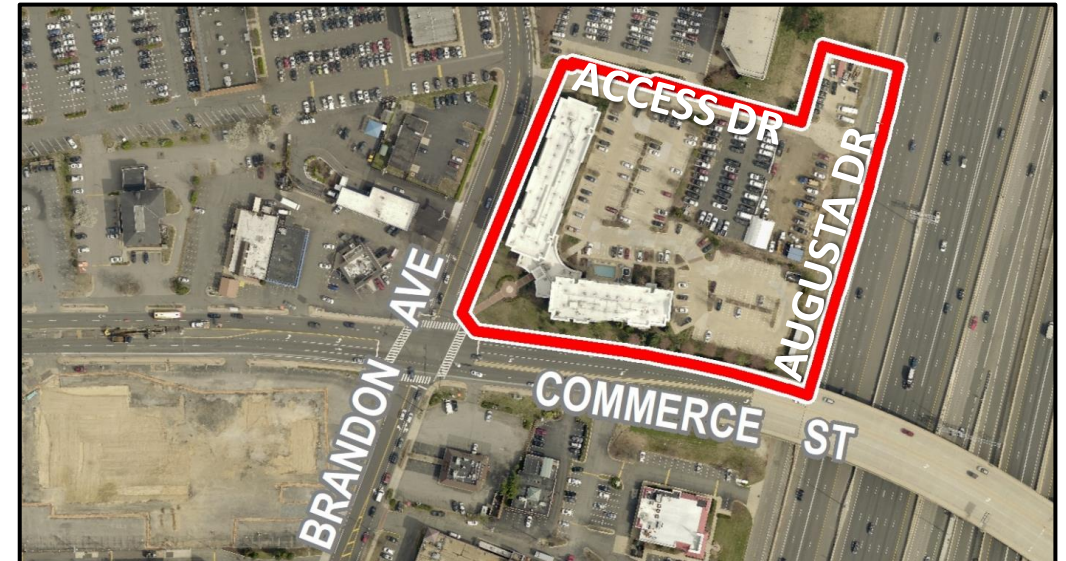
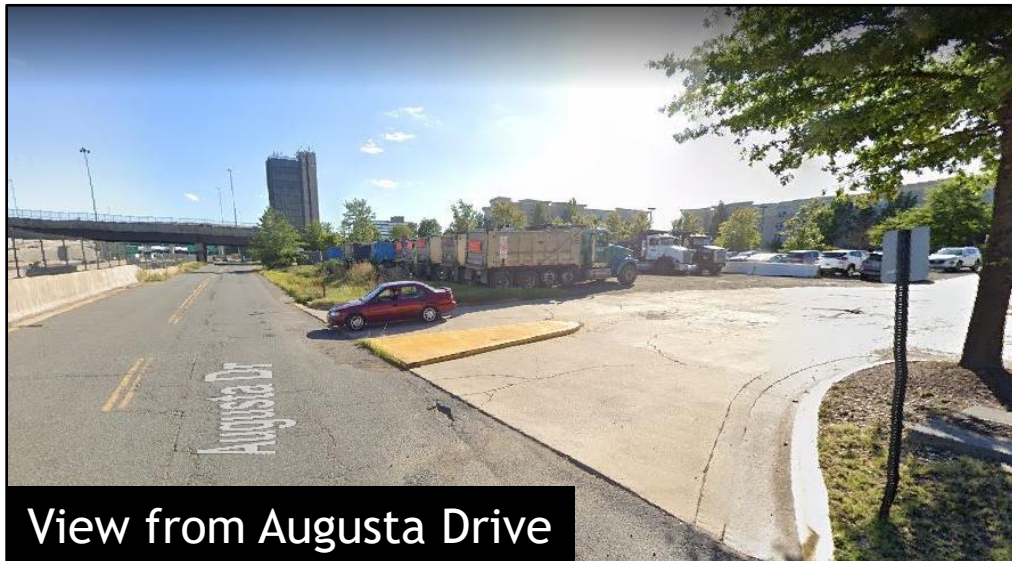
Conditions | Streetscape Improvements & Gateway Features

- Streetscape improvements along Brandon Avenue and Commerce Street that are consistent with the Franconia-Springfield Area Urban Design and Streetscape guidance should be provided;
- Gateway Feature enhancements on the northeast corner of Commerce Street and Brandon Avenue that are consistent with the Franconia-Springfield Area Urban Design and Streetscape guidance should be provided;



Conditions – Multimodal Connections/Pedestrian & Bicycle Facilities

- A multimodal connection for public use should be provided along Augusta Drive fronting Tax Map 80-4 ((1)) 5C1 and 5C2; and
- Enhanced bicycle and pedestrian facilities should be provided along the access drive connecting Brandon Avenue and Augusta Drive.





Public Comments



Task Force Comments



Vote on Recommendation

Potential Next Steps

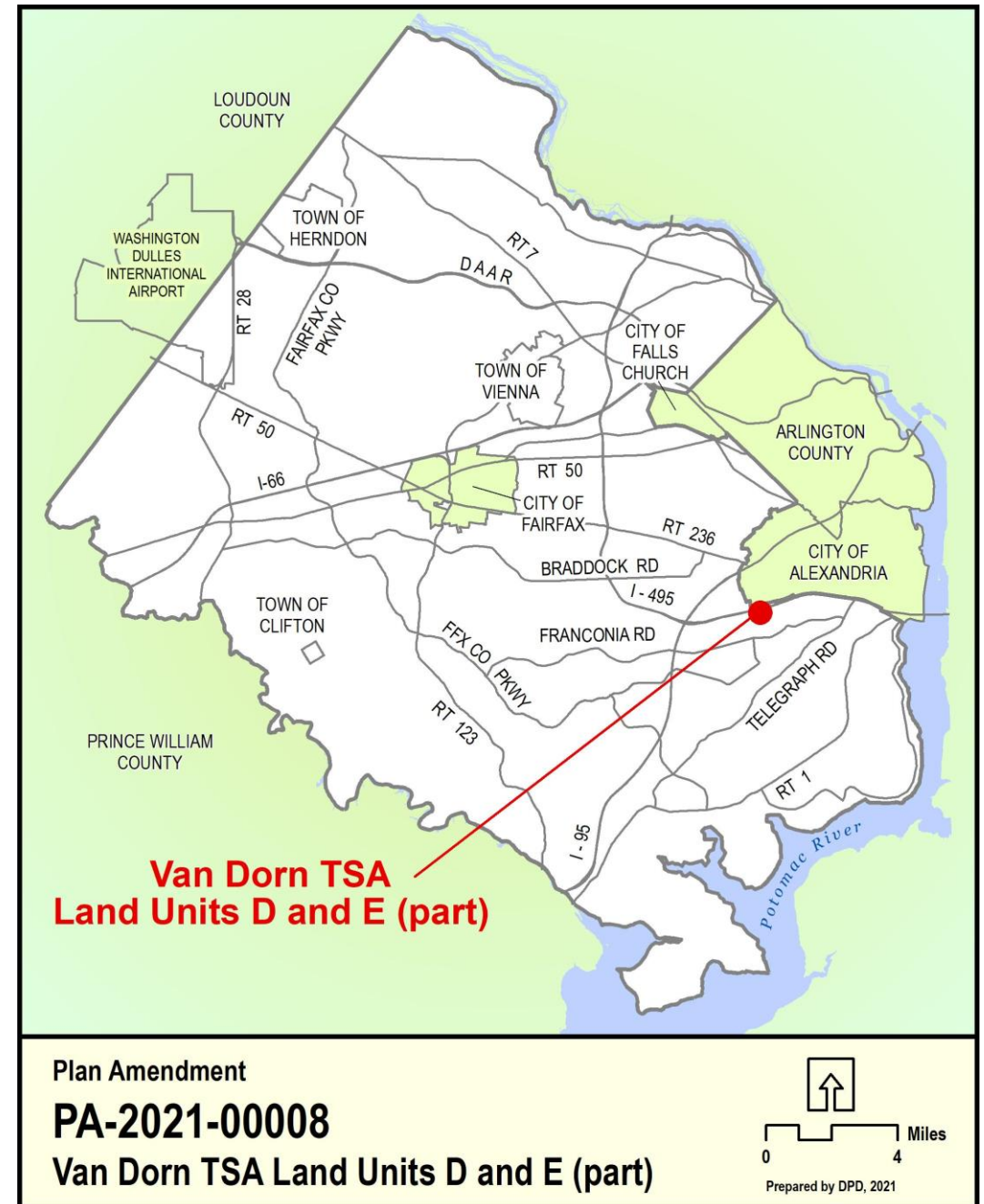
- Rezoning application submitted and reviewed
- Rezoning application and refined Plan text reviewed by Lee Land Use Committee
- Staff report published for Plan amendment
- Planning Commission and Board of Supervisors hearings for Plan amendment
- Rezoning staff report and Planning Commission and Board of Supervisors hearings



Van Dorn TSA Land Units D and E (part)

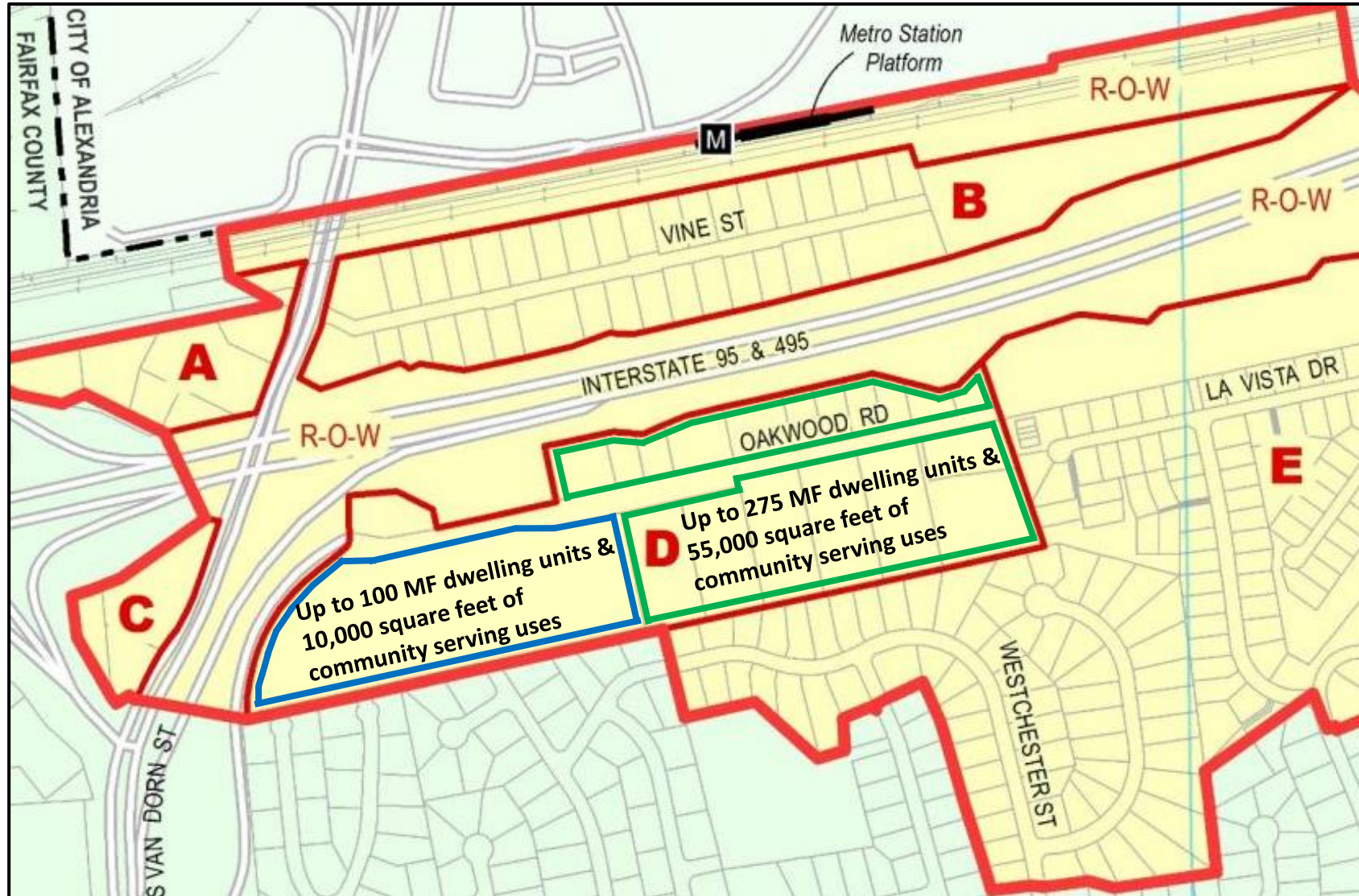
Meeting Objectives

- Review of concepts for draft Plan text
- Continue task force discussion



Concept for Draft Plan Text

Add an option for up to 375 residential units with a maximum of 65,000 square feet of neighborhood serving commercial uses



Conditions | Parcel Consolidation

- Full consolidation of Land Unit D to facilitate a coordinated development concept.

and/or

- 5605 Oakwood Road can develop independently of the remainder Land Unit D.

and/or

- If full consolidation is unachievable or redevelopment of the land unit is phased, then substantial and logical parcel consolidation should occur and effective interim screening to buffer new residential uses from existing industrial uses should be provided.

Conditions | Transitions

Countywide Policy

Objective 14: “Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses”

Policy c: “Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening”

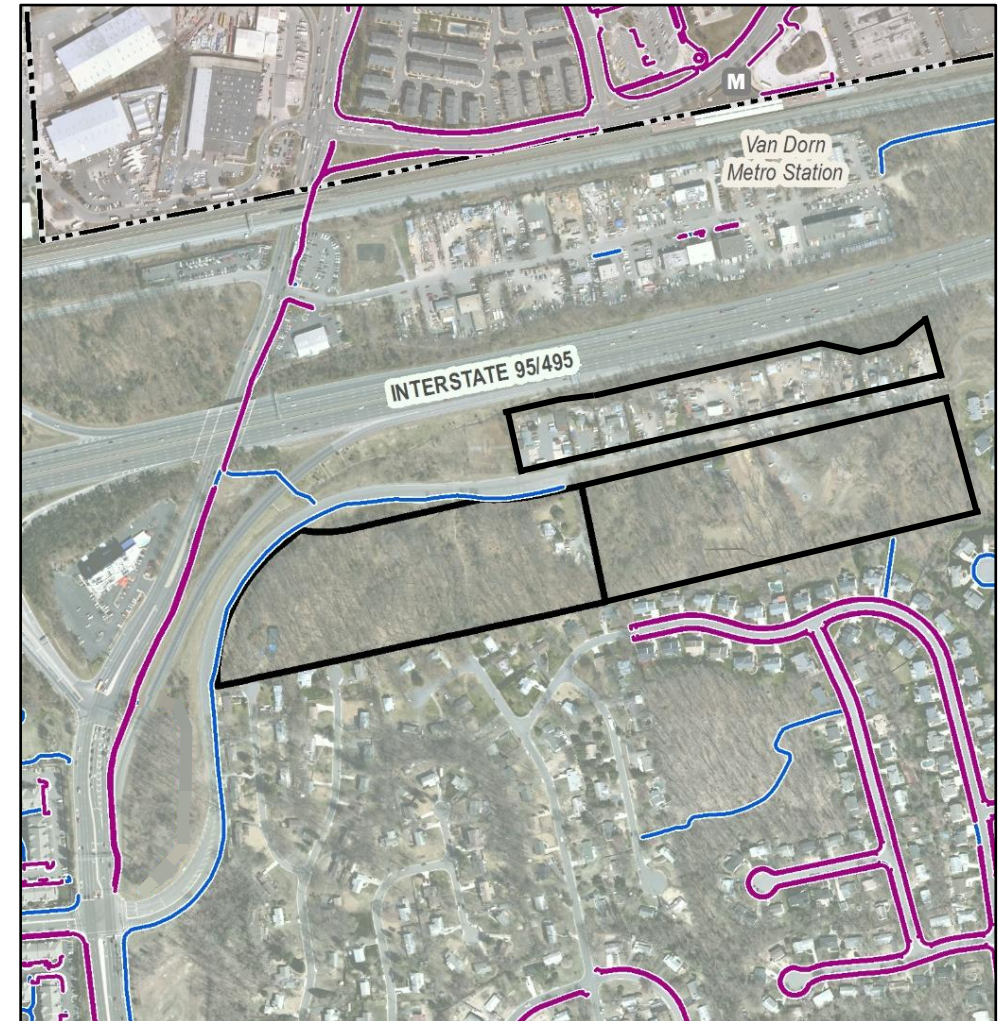
Potential Condition

Ensure compatible transitions with adjacent residential neighborhoods to the south and east through site and building design, transitions in height, landscaped screening, and appropriate buffers.

Conditions | Pedestrian and Bicycle Access

Potential Conditions

- Improve pedestrian and bicycle access to transit facilities, such as the Van Dorn Street Metrorail Station and bus stops along South Van Dorn Street.
- Connect new and existing neighborhoods with pedestrian and bicycle network



Conditions | Oakwood Road – Vine Street Connector

Potential Condition

- Redevelopment should demonstrate that it does not preclude the implementation of the planned bridge connecting Oakwood Road to Vine Street in Land Unit B.



Conditions – Stormwater Management

Countywide Policy

Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Potential Condition

- Minimize impervious surfaces and incorporate stormwater management controls that exceed the minimum standards for redevelopment




Public Comments



Task Force Comments

Potential Next Steps

- 
- **April Meeting**
Continued Discussion of Task Force Recommendation
 - **Spring**
Publish Staff Report
 - **Summer**
Planning Commission and Board of Supervisors Hearings

Lee District Task Force Meeting

Thank You For Your Time



PLANNING & DEVELOPMENT

