

AN AMENDMENT TO
**THE COMPREHENSIVE PLAN
 FOR FAIRFAX COUNTY, VIRGINIA
 2013 EDITION**

GENERAL LOCATION: Generally north of Interstate 66
 between Stringfellow Road and Fair Oaks Mall

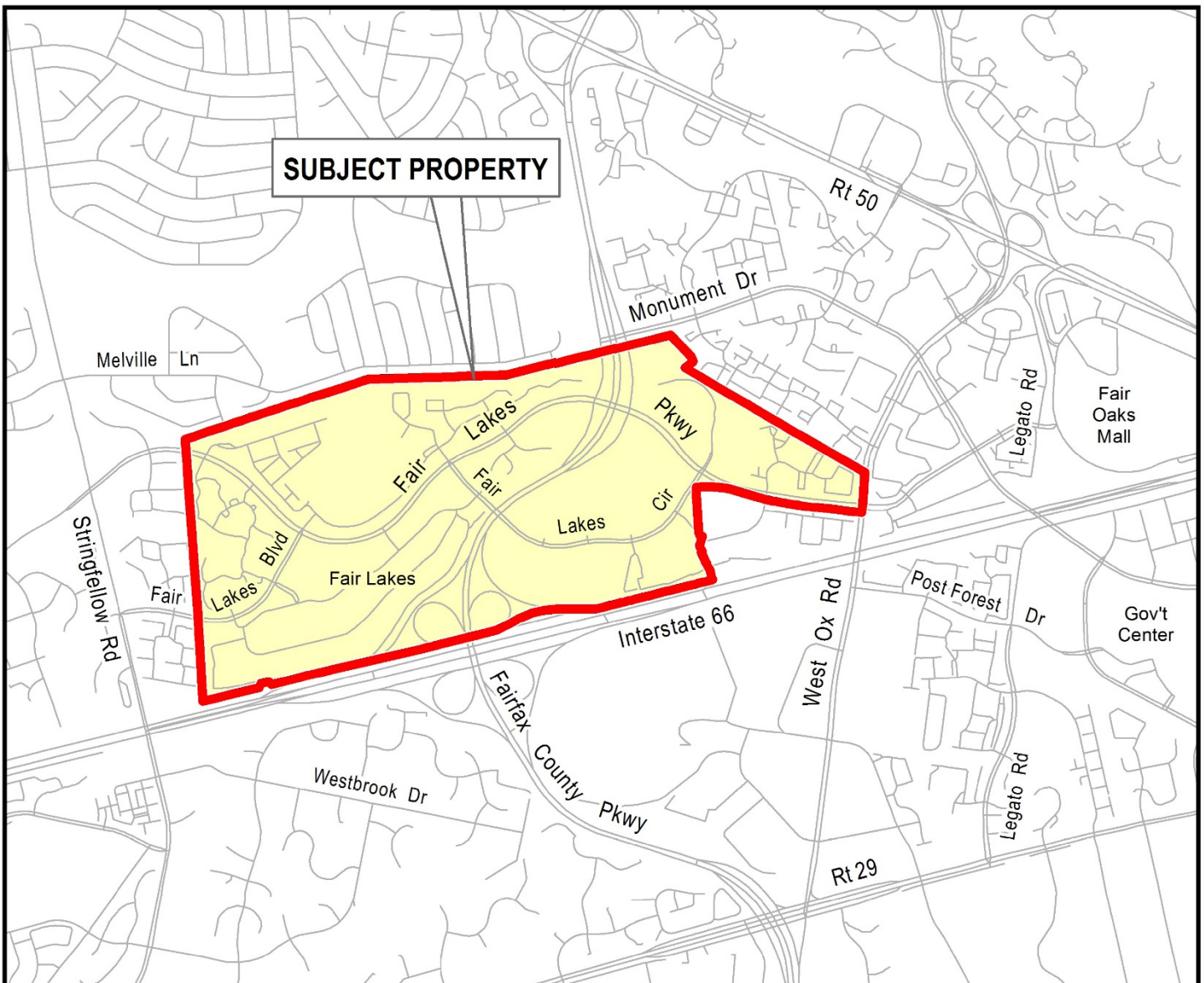
SUPERVISOR DISTRICT: Springfield

PLANNING AREA: Area III

SPECIAL AREA: Fairfax Center Area

ADOPTED: January 24, 2017 **ITEM NO.** PA 2015-III-FC1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



2000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
 BASE MAP INFORMATION CURRENT TO JANUARY 2017
 G:\projects\locp\pd\OTPA_GRAPHICS - Fair Lakes, Fairfax Center



AMENDMENT TO THE COMPREHENSIVE PLAN (2013 EDITION)

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown as underlined and text proposed to be deleted is shown with a ~~strike through~~.

REPLACE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area, Amended through 12-6-2016, Land Use Plan Recommendations – Overlay Level; Land Units G-I; pages 55-59 to combine Land Units G, H1, H2, and I3 into one Land Unit (proposed new "Land Unit E1" with Fairfax Center Area Phase II Study) to include a majority of the Fair Lakes development.

“LAND UNIT E

CHARACTER

This land unit located north of I-66 and south of the stable Greenbriar residential community, bisected by the Fairfax County Parkway, contains the majority of the Fair Lakes mixed-use development and includes Fair Lakes Center, the Shoppes at Fair Lakes, other retail, restaurant and hotel uses, numerous office buildings, and multifamily and single family attached residential developments. Fair Lakes Parkway, Fair Lakes Circle and Fair Lakes Boulevard traverse this area. The Fairfax County Parkway bisects Fair Lakes from Route 50 to Interstate 66.

RECOMMENDATIONS

Land Use

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.

Fair Lakes is planned for development at the overlay level of .25 FAR and includes office, retail and hotel uses with housing as a major secondary land use. Fair Lakes has been developed with architectural excellence, preservation and enhancement of natural features, uniform signing, lighting and high quality landscaping and roadway entry treatments in order to achieve the overlay level. Primary office building concentration is oriented toward I-66, the Fairfax County Parkway, Fair Lakes Parkway and Fair Lakes Circle. Residential development includes high-quality design features, active recreation facilities, open space, and landscaping including street trees, site and building entry landscaping, and screening of community facilities. Impacts on residential neighborhoods adjacent to Fair Lakes are mitigated through buffering and compatibility with adjoining land uses. Regional-serving retail uses are located along Fair Lakes Parkway and consist of Fair Lakes Center and the Shoppes at Fair Lakes ("Shoppes"). Additional neighborhood-retail uses and department stores are located along I-66 and along the north side of Fair Lakes Parkway.

Vision for Fair Lakes

Since its initial development in 1984, the Fair Lakes area within Sub-unit E1 has evolved from its original vision as a suburban office park with less significant but supporting secondary uses to an area with a mixture of uses with significant office, residential and retail components that have an extensive network of trails, lakes, parks, plazas and treed areas. The retail uses and transportation infrastructure support residential and employment uses within Fair Lakes and well

beyond. Options above the overlay level may be appropriate subject to the Design Guidelines set forth below. The following Development Options present an opportunity to transform some areas of Fair Lakes from an auto-oriented, suburban center to a more vibrant urban mix of uses with higher density concentrations of land use. Development under the following Development Options should contribute to a stronger sense of place within a pedestrian friendly environment through infill or redevelopment that is designed to be compatible with adjacent land uses with mitigation of negative impacts on the transportation network or community facilities.

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.

In 2007, these Development Options above an intensity of 0.25 FAR were entitled on specific parcels in Fair Lakes. However, these Development Options may be developed on any parcel in Fair Lakes subsequent to zoning approval(s) that transfer such densities and uses provided the development proposals are consistent with the vision and Design Guidelines set forth below. Any modification to the entitlements should not exceed any of the established maximum land uses nor be consolidated into one single redevelopment area.

Implementation of any of the Development Options should strengthen the economic vitality and attractiveness of Fair Lakes, protect and strengthen the residential areas, and maintain the high development standards that preserve and enhance this area as a high quality destination in which to live, work, shop, visit and recreate. Any residential development will be deemed to be at the high end of the Plan density range for affordable housing calculations. Pad sites and drive-thru facilities are discouraged but may be considered if the site size and configuration is adequate to achieve safe pedestrian and vehicular circulation, and does not negatively affect pedestrian connectivity.

Sub-unit E1 consists of approximately 530 acres. The vision for the Development Options in Sub-unit E1 are based on the development formats below:

- 1) Mixed-Use Development – Redevelopment consists of "mixed-use" with multiple uses integrated into one or more buildings that are located along and oriented toward street frontages, whose cumulative mass establishes an "urban" character. To accommodate this type of development, it may be necessary to redevelop existing parking lots and/or replace existing buildings. Parking should be structured and/or below-grade; however, limited amounts of surface parking where necessary may be appropriate. Where parking structures are visible, architectural treatments should be used to minimize the visual impact on the surrounding uses. Walkable blocks should be created with buildings oriented toward street frontages with a significantly pedestrian-oriented configuration reflected by street level retail where possible, narrow streets (potentially including parallel parking), and public spaces (hardscape or softscape), and other design elements established in the Mixed-Use Performance Criteria.
- 2) In-Fill Development – Redevelopment that may be integrated with existing development with a single, stand-alone building. Although this development may typically be singular in use, a complementary relationship is expected with adjoining properties and surrounding neighborhoods; parking should be structured and/or below-grade; however, limited amounts of surface parking where necessary may be appropriate.

The location of the Development Options are not site-specific but are envisioned to occur in a number of sub-areas consistent with the Design Guidelines and the Fairfax Center Area Use-Specific Performance Criteria. These sub-areas are classified as Redevelopment, Opportunity, and Transitional Areas and are identified on Figure 13.

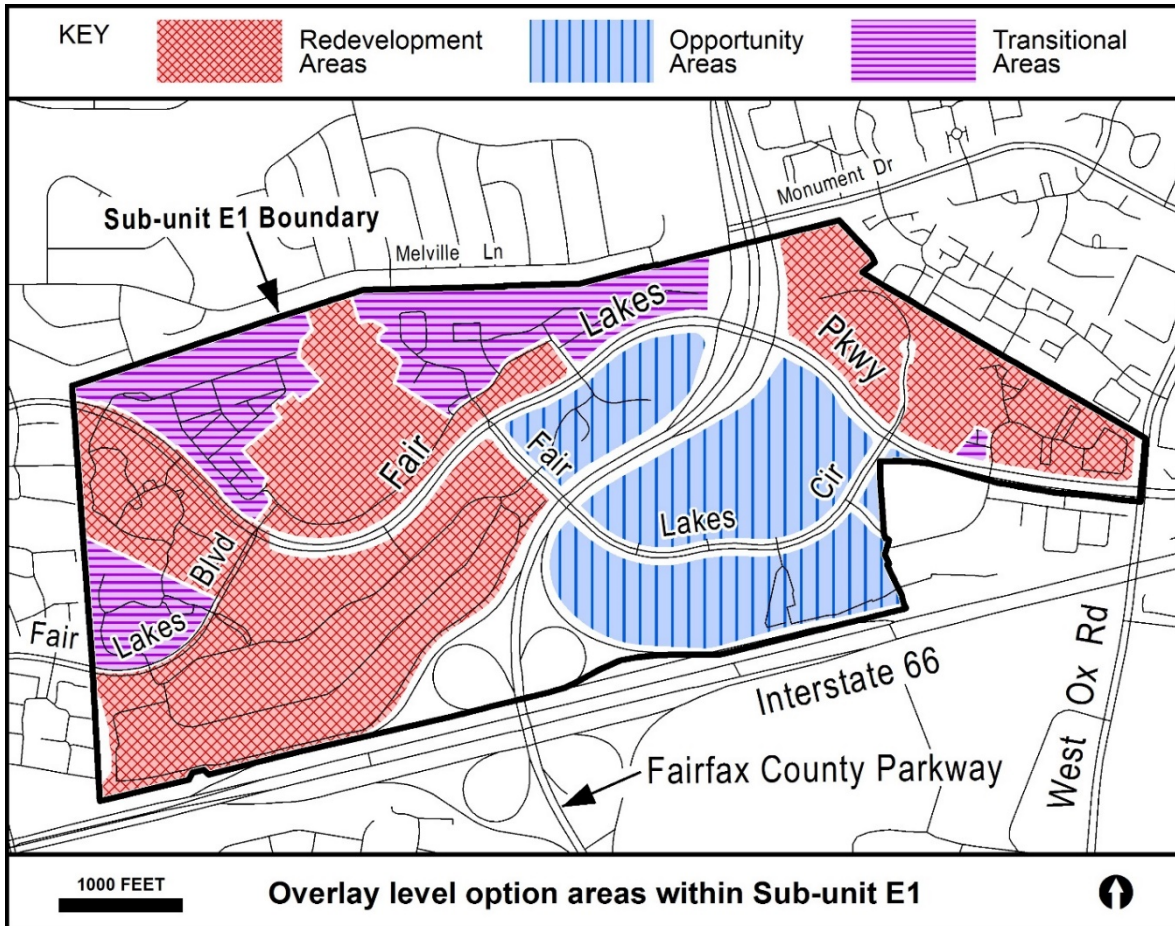


FIGURE 13

The Redevelopment Areas are those that are most likely to change and are primarily concentrated along Fair Lakes Parkway. These areas consist of existing office buildings, Fair Lakes Center, apartment complexes, and individual freestanding retail uses. Fair Lakes Center is a dominant focal point and is considered the "center" of Fair Lakes. Large parcels under single ownership, smaller and/or older buildings, and large expanses of parking lots characterize these Redevelopment Areas. They provide opportunities to establish a stronger image within Fair Lakes as a day-night activity center with a broader mix of uses such as, but not limited to, retail, office, hotel and/or mid- to high rise residential uses. Over time, the area is intended to transition into a more pedestrian-oriented district with a diverse mix of neighborhood and regional retail stores, jobs, and housing. Additionally, senior housing such as independent living and/or assisted living facilities may be appropriate. Infill development may also occur in these areas if it is demonstrated that infill development is appropriate in relation to existing uses, character, and location.

The Opportunity Areas represent developed areas consisting primarily of office uses, but include neighborhood retail uses (Shoppes), hotels, childcare, and restaurants. Market forces have increased development pressures and are encouraging a transition from a suburban mixed-use commercial center into a more urban-style regional mixed-use center. Over time, the Opportunity Areas should create a balanced environment through the creation of walkable neighborhoods where people can work, live, and play. New infill development and/or redevelopment is envisioned with the highest intensity concentrated around key intersections in these areas. These areas may include a mix of uses such as, but not limited to retail, office, residential, senior housing and hotel uses. Development within the Opportunity Areas will typically be single, stand-alone buildings that may include secondary uses.

The Transitional Areas represent primarily single family residential neighborhoods as well as the buffer area adjacent to the Greenbriar community that are not planned for redevelopment. These areas are not envisioned to change.

Any use proposing a redevelopment option should be designed so that it is compatible with adjacent properties in terms of use, building scale, design and height and satisfies the Design Guidelines below and the Use-Specific Performance Criteria for the Fairfax Center Area.

Design Guidelines

Development Options above the overlay level are only appropriate if the following Design Guidelines are met:

1. A pattern of land uses that promotes the stability of neighboring residential areas by establishing transitional areas that mitigate the impacts of more intense development is ensured;
2. Buffer areas that are adjacent to interchanges and to existing, stable residential neighborhoods surrounding Fair Lakes should remain. Any new development should be designed in a manner that is compatible with the adjacent development with buffers and screening where necessary to protect adjacent neighborhoods or less intense uses. Noise, glare and traffic intrusion should be kept at a minimum;
3. Development should be limited, to the extent feasible, to the redevelopment of existing structures, parking and/or utility/stormwater management areas;
4. Building heights should generally taper down to the adjacent residential neighborhoods to minimize visual impacts and shadows, but design elements such as buffer, hardscape, softscape and/or architectural details should be considered;
5. Landscaping within redevelopment areas should enhance their appearance and sense of place;
6. Landscape buffering should be provided between existing development and redevelopment areas to achieve visual separation between differing uses but integrate them experientially into the character of Fair Lakes as a whole;
7. All primary and secondary building facades for any new development should be designed in a way to promote pedestrian activity recognizing the automobile-orientation of the area. Parking for buildout of additional density in Fair Lakes Center should be provided in structures which should be wrapped, to the extent possible, with

non-residential uses on the ground floor to encourage an active, walkable environment. Sidewalks should safely connect the development with surrounding uses. Pedestrian connections should include attractive pavement treatments, safe crossings and appropriate landscape features;

8. New development should be compatible with existing and/or planned surrounding land uses and well-integrated through pedestrian connections, landscaping and amenities;
9. High quality site and architectural design for buildings and parking structures should be provided;
10. Buffering and screening along adjacent roadways should be provided to mitigate the visual impact of existing retail uses on residential uses, where applicable. Substantial buffering and screening of any redevelopment from the Fairfax County Parkway and Fair Lakes Parkway, where applicable. Any new development should minimize the loss of mature trees located in existing buffer areas along public roads to the extent feasible;
11. Non-residential uses may be located on the ground floor of a predominantly residential structure to activate the streetscape;
12. Public pedestrian access should be provided to nearby lake(s) to allow future residents and visitors to benefit from these existing amenities for any development proposals located in close proximity to these areas; and
13. Design of the redevelopment in Fair Lakes Center should provide for the integration with surrounding large-scale and stand-alone retail uses.

Site Specific Development Options

In addition to land uses detailed under Development Options, described previously, additional Site Specific Development Options above the 0.25 FAR in Fair Lakes within Sub-unit E1 have already been entitled and include the following:

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 provided that the following conditions are met:

- Amenities such as the inclusion of a restaurant or an indoor recreation facility should be provided if a hotel is constructed. If an office building or hotel is constructed, major or minor plazas, gathering spaces or other urban park features should be provided within or adjacent to the hotel or office use to promote activity between the existing office, hotel and residential uses;
- Pedestrian connections are established along Fair Lakes Circle to the east and west to existing retail areas;
- High quality site and architectural design for buildings and parking structures is provided, including compatibility with adjacent buildings; and

- Extensive landscaping should be provided, and any new development should minimize the loss of mature trees located in existing buffer areas along public roads.

As an option at the overlay level, Tax Map Parcels 55-2((1))6, 11A1 and 11B1 may be appropriate for up to 267,000 SF of office use, provided that the following conditions are met:

- Pedestrian connections are provided to the surrounding uses;
- Appropriate buffering and screening should be provided and impacts to existing buffer areas should be minimized. Any new development should minimize the loss of mature trees located in existing buffer areas along public roads;
- Development is well integrated with existing uses through pedestrian connections, landscaping, and amenities;
- High quality site and architectural design for buildings and parking structures is provided, including compatibility with adjacent buildings; and
- Provision of a centrally located, publicly accessible urban park or plaza with extensive landscaping.

Transportation

Transportation improvements should be provided to address potential impacts on internal roadway circulation patterns and access points associated with the Development Options above the 0.25 FAR overlay level. If requested by the Fairfax County Department of Transportation, a transportation analysis should be provided to evaluate the potential impacts associated with the transfer of densities associated with the Development Options. Identified impacts from the proposed shift in land use on the transportation network, circulation and traffic operations should be mitigated to the satisfaction of the county.

Improved bus service should be considered as a TDM strategy for any new development. A safe and efficient pedestrian system should link the key areas in Fair Lakes to provide appropriate connections between office, retail, hotel and residential uses.

Vehicle and pedestrian circulation should be well integrated with existing uses, including convenient bus access.

Ensure pedestrian and bicycle links to surrounding uses and existing trail systems are provided in order to allow the movement of people on foot and bicycle across Fair Lakes, both as a quality of life feature and as way of enhancing the area's cohesiveness, sense of place, and recreational amenities. Pedestrian connections should include attractive pavement treatments, safe crossings, and appropriate landscape features.

Parks and Recreation

Identify and develop a safe pedestrian/bikeway trail connection from the Big Rocky Run Stream Valley Park to Fair Lakes Parkway near its westernmost intersection with Fair Lakes Circle.

Open space and recreation areas should be provided to help meet the recreation needs of residents and others. These should include features such as, but not limited to, urban parks, plazas,

gathering spaces, courtyards, athletic courts, tot lots, special landscaping, street furniture and pedestrian amenities per the Urban Parks Framework.

Impacts on Park Authority resources for residential development should be offset through the provision of or contribution to active recreation facilities in the service area of the development.”

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map will not change.

TRANSPORTATION PLAN MAP:

The Transportation Plan Map will not change.