



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-MV-005
IMP BUILDING

Address/Tax Map Parcels: 8850 Richmond Highway
Tax Map Parcel 109-2 ((1)) 13A

Nominator: Evan Pritchard, Cozen O'Connor, (agent)

Supervisor District: Mount Vernon
Planning Area: Area IV
Planning District: Mount Vernon Planning District, Suburban Neighborhood Area (SNA) Adjacent to Woodlawn Community Business Center (Area #3)
Community Revitalization District

Acreage: 8.8 acres

Current Plan Map/Text: Office, retail or hotel-conference center use up to 0.50 Floor Area Ratio (FAR).

Nomination: Residential use up to 30 dwelling units per acre (du/ac).

Comprehensive Plan Considerations:

The subject site is located on the northeast corner of Richmond Highway and Jeff Todd Way and is developed with an office building known as the IMP Building, and associated surface parking. The site is approved for a hotel use in line with the adopted site-specific plan recommendation, which has not been constructed. The site is located within ¼ mile walking distance of a planned bus rapid transit (BRT) station at the intersection of a realigned Sacramento Drive and Cooper Road on Richmond Highway. The site is bordered on the north and west by the Oaks of Woodlawn Apartments, which are planned and developed with residential use at 16-20 du/ac, to the north and east by Pole Road Park, planned for public park use and vacant land planned for private open space; and to the south by a Roy Roger's restaurant planned consistent with the nominated site's recommendation for office, retail, or hotel-conference center use up to 0.50 FAR. Across Richmond Highway from the site to the southeast are three hotels and a gas station, planned for hotel and retail uses.

The Concept for Future Development notes that the site is located in a Suburban Neighborhood Area (SNA) adjacent to the Woodlawn Community Business Center (CBC). SNAs contain primarily residential communities planned for little to no change. When redevelopment occurs, the Plan recommends that projects should demonstrate compatible and effective transitions from the high intensity CBCs to the lower intensity SNAs; provide appropriately scaled and logical multimodal connections between the CBCs and SNAs; and ensure the character of new development and redevelopment in the SNAs is complementary to the adjacent CBCs and SNAs, where applicable. CBCs are planned for redevelopment that should encourage a mix of uses focused around a core area of higher intensity, such as a town center or main street in a pedestrian-oriented setting. Within CBCs, transitions in intensity and compatible land uses should protect surrounding stable residential neighborhoods.

The site is also located within the Woodlawn Plantation/Pope-Leighey House Historic Overlay District (HOD). HODs are designated by the Board of Supervisors to identify, preserve, and enhance buildings, structures, neighborhoods, landscapes, places, and areas that have special historical, cultural, architectural, or archaeological significance. Regulations within HODs are intended to protect against destruction of or encroachment upon those areas, structures, or premises; and to encourage uses that will lead to their continuance, conservation, and improvement. The Woodlawn HOD includes regulations that specify that all improvements, including structures, must be compatible with Woodlawn and Washington Grist Mill in terms of mass, scale, color and visual impact and are limited to a maximum building height of 35 feet. The nomination proposes to adhere to building height limit. A portion of the site is within

a flood plain, which is an area subject to periodic inundation from flood events, and, Resource Protection Area (RPA) and Environmental Quality Corridor (EQC), which are environmentally sensitive areas that should be protected from the adverse effects of human activities. The nomination statement indicates that the EQC would be preserved with the proposal, however, the concept plan appears to show developed portions of the site within areas mapped for RPA and floodplain, which would be inconsistent with County policies.

The nomination’s statement of justification indicates that given the age of the building, its location, and long-term market conditions, the owner has struggled for years to maintain sustainable office occupancy levels. The statement indicates that the hotel market within this portion of the County has been met, and that the site-specific hotel option is not viable. Should the nomination be advanced to the Work Program, considerations related to site constraints would need to be addressed, such as ensuring that RPA and floodplain areas of the site are avoided, and the use and design are consistent with the Woodlawn HOD and urban design guidance for the Richmond Highway Corridor, and that the proposed density is compatible with the surrounding uses within the SNA.

