



# Staff Report for the South County Site-Specific Plan Amendment Nomination Screening and the Proposed Revisions to the Comprehensive Plan Amendment Work Program



## Mason, Mount Vernon, and Lee Supervisor Districts\*

November 2020

This document contains the staff report for the proposed 2021 Comprehensive Plan Amendment Work Program, including the staff and task force summary reports for the 2019-2020 South County Site-Specific Plan Amendment nominations. For more information, please see the *Guide to the 2019-2020 South County Site-Specific Plan Amendment Process*, visit the Department of Planning and Development website at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa>, or call the Department of Planning and Development at 703-324-1380.

\*No nominations were accepted in the Braddock and Springfield Districts

**PUBLIC HEARINGS SCHEDULE FOR THE  
2019-2020 SOUTH COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
NOMINATION SCREENING**

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**FAIRFAX COUNTY GOVERNMENT CENTER  
BOARD AUDITORIUM  
12000 GOVERNMENT CENTER PARKWAY  
FAIRFAX, VA 22035**

**Planning Commission Public Hearings**

*Mason and Mount Vernon Supervisor Districts*  
Wednesday, November 18, 2020 at 7:30 PM

*Mount Vernon and Lee Supervisor Districts*  
Thursday, November 19, 2020 at 7:30 PM

**Planning Commission Mark-Up of the  
2021 Comprehensive Plan Amendment Work Program**

Wednesday, December 2, 2020 at 7:30 PM

Planning Commission meetings are held in the Board Auditorium and broadcast live on Fairfax County Government's Cable Television Channel 16. Live audio of the meeting may also be accessed by dialing 703-324-7700. Individuals wishing to speak before the Planning Commission at the public hearings may do so in-person or remotely by calling (703) 324-2865 or registering at the Planning Commission website at <https://www.fairfaxcounty.gov/planningcommission/speaker> to be placed on the speakers' list.

ADA: Reasonable accommodation is available upon 48 hours advance notice; please call 703-324-2865 or TTY 711 (Virginia Relay Center). More detailed information will be available in the Weekly Agenda available online at

<https://www.fairfaxcounty.gov/planningcommission/meetingcalendar>.

**The Board of Supervisors is anticipated to take action on the  
2021 Comprehensive Plan Amendment Work Program on:**

Tuesday, January 26, 2021



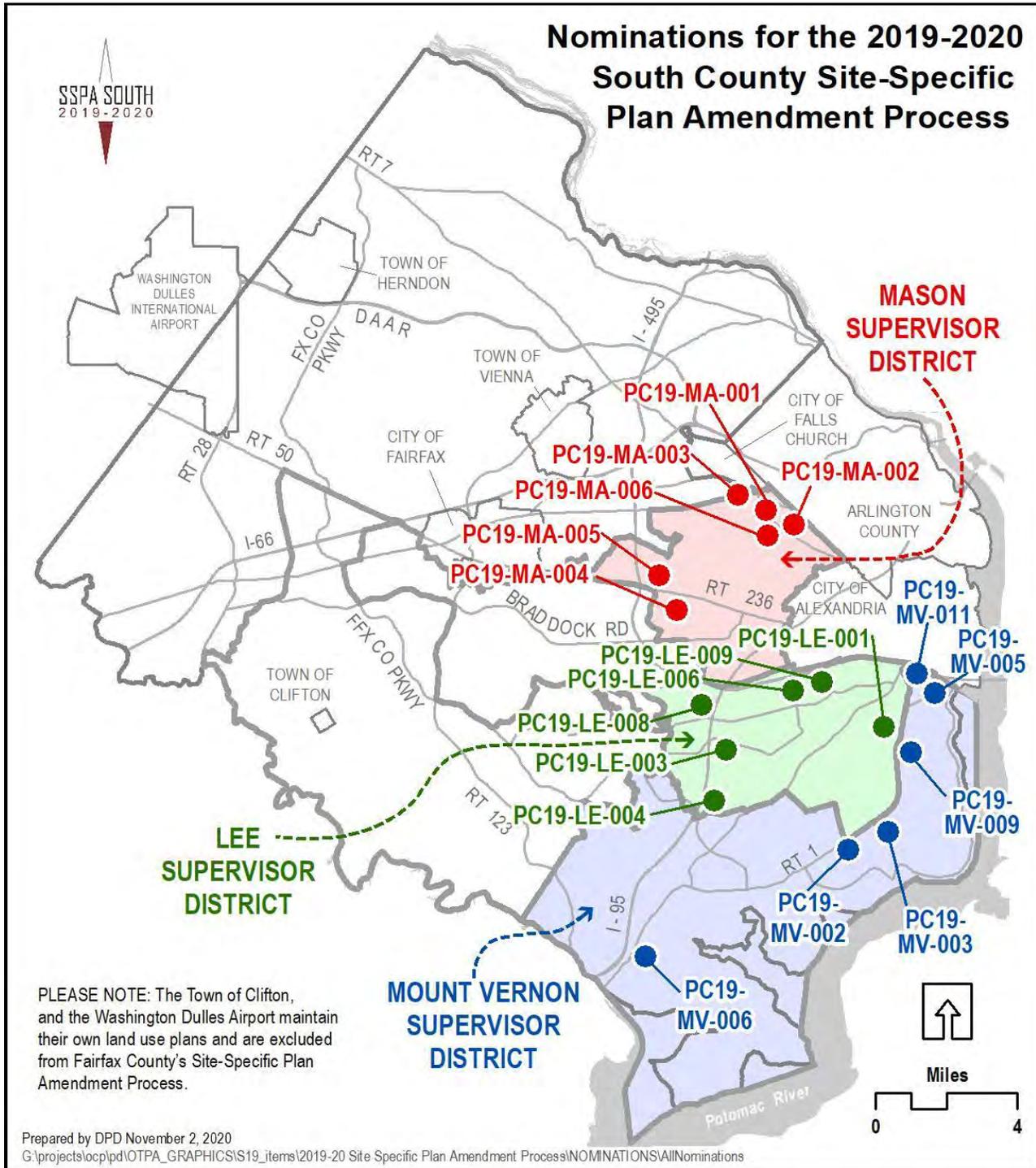
To request reasonable ADA accommodations, call Department of Planning and Development at 703-324-1380 or TTY 711 (Virginia Relay Center).

# 2019-2020 South County SSPA Nomination Screening Staff Report

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## **Staff Report for the South County Site-Specific Plan Amendment Nomination Screening and the Proposed Revisions to the Comprehensive Plan Amendment Work Program**

### **Background**

The Board of Supervisors (Board) adopted the Site-specific Plan Amendment (SSPA) process on June 20, 2017 to provide the opportunity for anyone to submit a proposal (“nomination”) to amend the land use recommendations in the Comprehensive Plan for individual parcels of land and collections of parcels for inclusion on the Comprehensive Plan Amendment Work Program (Work Program). The Work Program is the county’s review schedule of comprehensive planning studies and plan amendments. The North County review cycle began in 2017 with the Dranesville, Hunter Mill, Sully, and Providence districts. The South County review cycle began in September 2019 for the Braddock, Springfield, Lee, Mason, and Mount Vernon districts. Each SSPA cycle consists of three phases:

- (1) a Nomination Phase, during which anyone may submit a nomination to the Planning Commission. The nominations are evaluated to ensure that they meet the adopted eligibility criteria, which prohibit the submittal of nominations containing a) land areas that are subject to pending Plan amendments or studies on the Work Program, b) land areas that were included in any Plan amendment adopted in the four years prior to the nomination phase, c) changes to the Policy Plan volume of the Comprehensive Plan, and d) changes affecting countywide systems, such as to the transportation network, trails system, Bicycle Master Plan, parks, or public facilities;
- (2) a Screening Phase, during which county staff and a community task force in each district review the nominations and make recommendations to the Planning Commission on which nominations should be included on the Work Program. Following task force review, the Planning Commission holds public hearings on each of the nominations and recommends a revised Work Program to the Board. The Board then adopts the revised Work Program;
- (3) a Work Program Implementation Phase, during which the nominations that are added to the Work Program are studied in detail as plan amendments or planning studies. The amendments and studies are reviewed for conformance with Comprehensive Plan policy and impact by staff and the task force. The recommendations on the amendments are presented to the Planning Commission and the Board of Supervisors for action at public hearings.

Twenty-three nominations were accepted for review in the South County SSPA Screening Phase in the Mount Vernon, Lee, and Mason districts, of which eighteen remain active as of the publication of this staff report (five have been withdrawn by the nominators). No nominations were accepted in the Braddock and Springfield districts. Thirteen task force meetings were held from March-September 2020<sup>1</sup>, during which the nominators, staff, and members of the public provided comments and recommendations on the screening of nominations. All the nominations

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<sup>1</sup> Task Force meetings were originally scheduled for March-April 2020 but were postponed due to the State of Emergency caused by the COVID-19 pandemic. Twelve of the thirteen task force meetings were held electronically via the WebEx video and audio conference platform from July-September 2020.

that were considered by the task forces and remain active will be considered by the Planning Commission at public hearings on November 18-19, 2020. Following these hearings, the Planning Commission will conduct a mark-up session on the Work Program on December 2, 2020, which may include recommending the addition of nominations and the rescission (removal) of pending, but inactive, plan amendments.

The Board is anticipated to take action on revisions to the Work Program on January 26, 2021. Following Board action, staff anticipates beginning the review of the authorized SSPA plan amendments in coordination with task forces in early 2021. Staff also anticipates conducting a retrospective assessment of the SSPA process, eligibility criteria, and phasing following the South County SSPA cycle, with a goal of identifying potential changes to the process prior to the next North County SSPA cycle.

## **Introduction**

This report details the staff and task force recommendations for including or excluding South County SSPA nominations on the Work Program and additional staff-recommended revisions to the Work Program, including the proposed removal of five inactive plan amendments from the Work Program. For each of the SSPA nominations, staff and the task forces made one of the following recommendations: 1) add the nomination to the Work Program as proposed, 2) add the nomination to the Work Program with modifications to the proposal or considerations for the study (including, but not limited to, studying the nomination in combination with other nominations or pending studies), or 3) do not add the nomination to the Work Program. The staff recommended revisions to the Work Program, which are provided in the attached draft Work Program Mark Up (Attachment II), are based on the collective analysis of the SSPA nominations, the urgency and the resources available to conduct the reviews, and the status and resource requirements of currently authorized amendments and anticipated future additional plan amendment authorizations.

## **Summary of South County SSPA Nominations Staff and Task Force Recommendations**

Staff recommends that ten of the eighteen remaining SSPA nominations should be added to the Work Program for further study in some form: three in the Mason District, five in the Mount Vernon District, and two in the Lee District. Additional details about the recommendations are included on the proposed Work Program (Attachment II). Eight nominations are not recommended by staff to be added to the Work Program. The task force recommendations for inclusion or exclusion mirror the staff recommendations with four exceptions, which are noted in a summary table listing the nominations and the associated staff and task force recommendations (Attachment I). Attachment III contains links to each of the nominations and copies of the associated staff and task force reports with accompanying maps.

## **Work Program Implementation of SSPA Nominations**

The review of SSPA nominations that are anticipated to have a less complex analyses relative to other nominations or have an urgency for the review, such as a concurrent rezoning application,

may be expedited. The nominations that are recommended to follow an expedited track are flagged in Attachment II . Staff anticipates that work would begin on the expedited nominations in the first quarter of 2021, and that the task forces and staff would study the nominations and develop recommendations ahead of Planning Commission and Board hearings in the third quarter of 2021. The review schedules for other nominations, some of which would require the coordination of transportation studies with the Virginia Department of Transportation, would be staggered and may begin following the conclusion of the expedited amendments.

### **Adopted Work Program and Other Anticipated Amendments**

At the time of publication of this staff report, the Work Program contains thirty-one Plan Amendments and studies, sixteen of which are currently under review, and ten of which are deferred or have not yet started. Five additional plan amendments are not actively being reviewed. The adopted Work Program can be found at:

[https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/compplanamend/sspa/workprogram/adopted\\_work\\_program.pdf#page=1](https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/compplanamend/sspa/workprogram/adopted_work_program.pdf#page=1)

In addition to the listed amendments, staff anticipates that five to ten additional amendments may be authorized by separate Board action in the coming year. Resources for these potential amendments will need to be reserved.

### **Rescission of Inactive Amendments**

The adopted Work Program includes five amendments that are not actively being reviewed due to changes in circumstances that eliminate the need for their review. These amendments include the following:

- PA #2018-III-1BR (Sully Station Shopping Center), which was authorized with the North County SSPA but is not being pursued by the nominator;
- PAs #LPD-L2-I (Halifax Office Park) and #LPD-L3-I (Plaza 500), which originated as follow-on motions from the Lincolnia Phase III study but are not being pursued by the nominators;
- PA #2018-IV-S2 (Terminal Road), which originated with a concurrent zoning proposal that is no longer being pursued, eliminating the need for review;
- Public Schools Plan Map Amendment, which staff has determined is no longer necessary.

Staff recommends rescinding these amendments from the Work Program.

### **Staff Recommendation on the 2021 Comprehensive Plan Amendment Work Program**

Staff recommends the proposed 2021 Comprehensive Plan Amendment Work Program as summarized on page 14 and as shown on pages 15-21). Additions to the Work Program are shown in underline. Recommended rescissions are shown in ~~strikethrough~~.

2019 -2020 South County Site-Specific Plan Amendment Process - Nominations for Consideration						
PC Screening Number / Common Name	Recommendation	Address / General Location	Planning District	Current Plan Recommendation	Proposed Amendment	Notes
<b>Mason Supervisor District</b>						
<b>PC19-MA-001</b> First Christian Church	Staff: Include	6165 Leesburg Pike, Falls Church, VA 22044	Baileys Planning District / B5 Barcroft Community Planning Sector	Public Facilities, Governmental, and Institutional uses	Multifamily age-restricted independent living (up to 113 units) with up to 5,000 square feet of medical or general office. Expand existing place of worship.	Cumulative transportation analysis with PC19-MA-002 and P19-MA-006.
	Task Force: Include					
<b>PC19-MA-002</b> 6152 Leesburg Pike	Staff: Include	6152 Leesburg Pike, Falls Church, VA 22044	Baileys Planning District / B2-Glen Forest Community Planning Sector	Residential use at 3-4 dwelling units per acre (du/ac)	Add a plan option to allow for senior housing at 5-8 du/ac	Review in coordination with PC19-MA-006. Transportation analysis to include PC19-MA-001 and PC19-MA-006.
	Task Force: Include					
<b>PC19-MA-003</b> 6429 Arlington Blvd.	Staff: Do Not Include	6421, 6425, 6429, 6435, 6439, 6443 Arlington Boulevard, 6420 Spring Terrace	Jefferson Planning District; J2 Sleepy Hollow Community Planning Sector	Comprehensive Land Use Plan map baseline recommendation is for residential use at a density of 2-3 dwelling units per acre (du/ac). Text recommends single-family residential use. Commercial encroachment should be discouraged.	Assisted living/nursing care/memory care up to 90,000 square feet, or a Floor Area Ratio (FAR) up to 0.48.	
	Task Force: Do Not Include					
<b>PC19-MA-004</b> 4312 Ravensworth Road	Staff: Do Not Include	4312 Ravensworth Road, Annandale, VA 22003	Annandale Planning District / Annandale Community Business Center (CBC)	Comprehensive Land Use Plan Map: Alternative Uses; Text: Form-based plan; mid-rise residential use or commercial/mixed use, up to six stories	Self-storage up to four stories and approximately 153,332 square feet	
	Task Force: Include					
<b>PC19-MA-005</b> Western Annandale CBC	Staff: Do Not Include	7616 Little River Turnpike; 4102, 4104, 4108, 4112, 4114, and 4116 Woodland Road; 4111 Hummer Road; 4125 Horseshoe Drive	Annandale Planning District / Annandale Community Business Center (CBC)	Area within Annandale CBC: Office, Retail and Other Commercial Uses, form-based guidelines recommend up to eight stories; Areas outside Annandale CBC: Residential use at 2-3 dwelling units per acre (du/ac); Option for 3-4 du/ac with consolidation	Expansion of Annandale CBC to include nominated adjacent residential properties; Add residential use into the mix of land uses for the properties within sub-unit G1	
	Task Force: Include					
<b>PC19-MA-006</b>	Staff: Include	6152 and 6160 Leesburg Pike, 3159 Row Street, and 6105, 6107, 6109,	Baileys Planning District, B2 Glen Forest	Comprehensive Land Use Plan Map: Residential use at 2-3	Expansion of the existing place of worship to include a community center and potential supporting uses	Review in coordination with PC19-MA-002.

2019 -2020 South County Site-Specific Plan Amendment Process - Nominations for Consideration						
PC Screening Number / Common Name	Recommendation	Address / General Location	Planning District	Current Plan Recommendation	Proposed Amendment	Notes
Dar Al-Hijrah Islamic Center	Task Force: Include	6111, 6113, 6115, and 6117 Munson Hill Road	Community Planning Sector	dwelling units per acre (du/ac) and 3-4 du/ac	including up to 25 units of senior housing and/or ancillary retail; total including all proposed uses is up to an intensity of 0.5 Floor Area Ratio (FAR).	Transportation analysis to include PC19-MA-001 and PC19-MA-002.
<b>Mount Vernon Supervisor District</b>						
PC19-MV-002  Engleside Trailer Park/Ray's Mobile Home	Staff: Include	8431, 8453, 8459, 8463, 8465, 8529, 8537, 8541 Richmond Highway; 8500 Greenleaf Street; 106, 222 Denfield Drive; 4116, 4117 Melon Street; 4115 Galen Street; 8537, 8543 Forest Place	Mount Vernon District / Richmond Highway Corridor Area	Base: Residential use at a density of 5-8 dwelling units per acre (du/ac). Option: Mixed-use comprising 75% residential use at 16-20 du/ac and 25% retail and office use at an intensity of 0.5 floor area ratio (FAR) with substantial parcel consolidation and urban/town center design concept, among other conditions.	Revise adopted plan option for residential use to 20-30 du/ac with neighborhood retail and/or office use representing 5-10% of the total gross square footage, and without substantial parcel consolidation.	
	Task Force: Include					
PC19-MV-003  8160-8208 Mount Vernon Highway	Staff: Include	8160, 8162, 8164, 8174, 8178, 8200, 8204, 8208 Mount Vernon Highway	Mount Vernon District / Richmond Highway Corridor Area	Residential use at a density of 2-3 dwelling units per acre (du/ac)	Residential use at 5-8 du/ac with parcel consolidation	Recommend to expand study area to include properties north and east to Richmond Highway (Recommendation #5 area)
	Task Force: Include					
PC19-MV-005  Huntington Metro Station	Staff: Include	5801 N. Kings Highway, Alexandria, VA 22303	Mount Vernon District / MV-1 Huntington Community Planning Sector	Public facilities on Huntington Metrorail Station area (Parcel 17E) and office, residential, retail, and/or hotel mixed-use on Parcel 88D, planned as part of a larger development with areas to the south and east. Air rights over the Metrorail station are recognized as having long-term development potential.	Mixed-use up to 1.5 Floor Area Ratio (FAR)[1.8 million square feet (sf)], including: public facilities for Huntington Metrorail Station, 360,000 sf office/retail use, and 2,250-2,350 dwelling units on subject parcels in low, mid, and high-rise buildings between 55 and 200 feet in height.	Recommend to expand study area to include remnant tax map parcel 83-1 ((7)) 1A
	Task Force: Include					
PC19-MV-006	Staff: Do Not Include	10208 Old Colchester Road, Lorton, VA 22079	Lower Potomac Planning District / Lorton – South Route 1 Suburban Center / Lorton-South Route 1 (LP2) Community Planning Sector	Residential uses at 0.2 – 0.5 dwelling units per acre (du/ac)	Modify boundaries between LP2 Lorton-South Route 1 (LP2) Community Planning Sector Sub-units F2 and H4 to move a 1.21-acre portion of Sub-unit H4 to Sub-unit F2. The modification of the planning	

2019 -2020 South County Site-Specific Plan Amendment Process - Nominations for Consideration						
PC Screening Number / Common Name	Recommendation	Address / General Location	Planning District	Current Plan Recommendation	Proposed Amendment	Notes
10208 Old Colchester Road	Task Force: Do Not Include				sector boundary would amend the plan recommendation for the nominated area of the site from the adopted low-density residential use to industrial use to accommodate a septic field for the adjoining property at 10125 Giles Run Road.	
<b>PC19-MV-009</b> 2806 Popkins Lane	Staff: Include Task Force: Include	2806 Popkins Lane, Alexandria, VA	Mount Vernon District / MV5 Groveton Community Planning Sector	Text: Residential use at 3 – 4 dwelling units per acre (du/ac); Comprehensive Land Use Plan Map shows residential use at 2 – 3 du/ac	Residential use at 5 – 8 du/ac, yielding up to 33 townhomes	*Expedite review if added to the Work Program
<b>PC19-MV-011</b> 2550 Huntington Avenue	Staff: Include Task Force: Include	2550 Huntington Avenue, Alexandria, VA	Mount Vernon District / MV-1 Huntington Community Planning Sector	Mix of residential, office, and restaurant/retail uses at an intensity of 2.0 - 3.0 Floor Area Ratio (FAR) and a maximum height of 165 feet. Residential use component limited to one-half of the total development.	Option to remove the limitation on residential development and recommend up to 100% residential development. Potential for senior housing or assisted living facilities. Proposed to potentially develop in coordination with office use on adjacent Parcel 83-1 ((1)) 33, located to the west of the nomination site.	*Expedite review if added to the Work Program, following evaluation of office market in Huntington and North Gateway area
<b>Lee Supervisor District</b>						
<b>PC19-LE-001</b> Beacon Hill Apts.	Staff: Do Not Include* Task Force: Do Not Include	3100 Southgate Drive	Mount Vernon District / MV2-Hybla Valley Community Planning Sector	Residential development at a density of 16 to 20 units per acre	Incorporate the subject area into the Beacon/Groveton Community Business Center (CBC) in anticipation of the planned Bus Rapid Transit (BRT) station and a potential expansion of Metrorail to the CBC. The nomination proposes residential use at a density of 65-75 du/ac with maximum building heights of three to seven stories.	Staff recommends amending pending PA# 2018-IV-MV3 to note Beacon Hill Apts as a location of interest for potential redevelopment and preservation of Workforce Housing.
<b>PC19-LE-003</b> Inova Medical Center	Staff: Do Not Include Task Force: Do Not Include	n/a - currently vacant	Springfield Planning District / Franconia-Springfield Transit Station Area	Baseline recommendation for industrial use up to an intensity of 0.35 Floor Area Ratio (FAR), with option for biotech and research uses at an intensity of 0.50 FAR in support of the Northern Virginia Community College (NVCC) / INOVA Medical Education Campus, which adjoins the subject parcel.	Mixed-use, allowing for a combination of office, institutional and residential uses with supporting retail up to an intensity of 1.5 FAR (up to 326,700 square feet (sf) including up to 75% of residential, office, research, education, clinical or institutional uses and up to 15% of retail or other supporting uses).	

2019 -2020 South County Site-Specific Plan Amendment Process - Nominations for Consideration						
PC Screening Number / Common Name	Recommendation	Address / General Location	Planning District	Current Plan Recommendation	Proposed Amendment	Notes
PC19-LE-004  Potomac Steel	Staff: Do Not Include	7801 Loisdale Road, Springfield, VA 22150	Springfield Planning District / I-95 Corridor Industrial Area	Industrial use up to an intensity of 0.35 Floor Area Ratio (FAR).	Add option for a mix of uses including industrial, office, and institutional uses up an intensity of 1.0 FAR, or up to 283,350 square feet (sf). Office use (approximately 100,000 sf) would be located along the frontage of Loisdale Road; the operations of Potomac Steel and related businesses would remain onsite. A law enforcement training facility is identified as a potential institutional use.	
	Task Force: Include					
PC19-LE-006  5605 Oakwood Road	Staff: Include	5605 Oakwood Road, Alexandria, VA 22310	Rose Hill District / Van Dorn Transit Station Area (TSA)	Office use at an intensity up to 0.50 Floor Area Ratio (FAR); Option for office/hotel/retail mixed-use up to 1.0 FAR with possible residential component, subject to phasing and other conditions.	Residential mixed-use with office and self-storage as secondary uses, up to 850,000 square feet (SF) with a maximum intensity of 1.5 FAR based on the current parcel size of 12.05 acres (1.0 FAR based on the former parcel size of 17.55 acres prior to a land dedication for right-of-way), and removal of the phasing limitation for residential use .	Staff and task force recommend studying concurrently with PC19-LE-009 and expanding study area to include Land Unit E (Tax Map Parcel # 0821 01 0002A) of the Van Dorn TSA.
	Task Force: Include					
PC19-LE-008  6235 Brandon Avenue	Staff: Do Not Include	6235 Brandon Avenue, Springfield, VA 22150	Springfield Planning District, Franconia-Springfield Area/Springfield Community Business Center (CBC)	Baseline for Land Unit A: Mixed-use hotel/retail/civic/arts and residential uses up to an intensity of 0.40 Floor Area Ratio (FAR); Overlay for Land Unit A: Mixed-use residential, office, hotel, retail and civic uses up to 1.6 overall FAR; Site-specific option: Office use up to 125,000 square feet (sf). with ground-floor retail and a maximum building height of 160 feet as a gateway feature for the Franconia-Springfield Area, to include an urban park or recreational facility.	Add option for self-storage use up to an intensity of 3.0 FAR (175,000 sf), with ancillary ground-floor retail/restaurant use.	
	Task Force: Include					
PC19-LE-009  5400 - 5604 Oakwood Road	Staff: Include	5400, 5403, 5404, 5408, 5411, 5412, 5416, 5419, 5420, 5504, 5505, 5511, 5512, 5516, 5519, 5520 and 5604 Oakwood Road	Rose Hill District / Van Dorn Transit Station Area (TSA)	Office/industrial use at an intensity of 0.25 - 0.50 Floor Area Ratio (FAR); Option for office/hotel/retail mixed-use up to 1.0 FAR with possible residential component, subject to phasing and other conditions.	Residential mixed-use, including office, institutional and/or industrial, up to 1.0 FAR, and removal of the phasing limitation for residential use.	Staff and task force recommend studying concurrently with PC19-LE-006 and expanding study area to include Land Unit E (Tax Map
	Task Force: Include					

2019 -2020 South County Site-Specific Plan Amendment Process - Nominations for Consideration						
PC Screening Number / Common Name	Recommendation	Address / General Location	Planning District	Current Plan Recommendation	Proposed Amendment	Notes
						Parcel # 0821 01 0002A) of the Van Dorn TSA

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Current Comprehensive Plan Amendment Work Program Schedule (ESTIMATED) Draft 10/29/2020		2020				2021				2022			
PA Number	PA Name and Board Authorization Date	1	2	3	4	1	2	3	4	1	2	3	4
<b>Active</b>													
<b>Major Studies/Plan Amendments</b>													
2018-II-M1	McLean CBC Study (4/10/2018)												
SSPA 2018-II-M1	West Falls Church TSA Study (7/31/2018)												
2018-IV-MV5	North Gateway CBC Sub-units A1-A2-A3 (9/25/2018)												
2018-IV-T1	Huntington Avenue/Richmond Highway Interchange (9/25/2018)												
2020-III-UP1	Reston Area Study (7/14/2020)												
<b>Policy Plan Amendments -Countywide</b>													
2020-CW-1CP	Public Facilities Policy Plan (7/14/2020)												
2013-CW-5CP	Public Facilities Plan Map Amendment (7/9/2013)- add to scope of 2020-CW-1CP												
2020-CW-3CP	Airport Noise Policy (7/28/2020)												
2020-CW-2CP	Housing Element and Workforce Dwelling Unit Policy (7/14/2020)												
<b>Board-Authorized - site specific</b>													
2019-III-FC1	Fair Oaks Mall (2/5/2019)												
2020-III-FC1	Fairfax Center , Sub-Unit J3 (pt.) - Public Storage (1/28/2020)												
2020-II-M1	7700 Leesburg Pike (9/15/2020)												
2020-III-P1	8708 Silverbrook Road (9/29/20)												
<b>Heritage Resources/HODs</b>													
2018-IV-MV4	Hollin Hills Historic Overlay District (7/31/2018)												
2020-I-J1	Holmes Run Acres Historic Overlay District (7/14/2020)												
<b>Transportation</b>													
2019-III-T1	FCDOT - Fairfax County Parkway at Burke Centre Parkway (9/24/19) included with Parkway Study												
<b>Ongoing, Deferred, or Not Yet Started</b>													
2013-III-FC1(C)	Fairfax Center Area, Core Area - Phase III (12/6/2016) ANTICIPATE STARTING 2021												
2017-CW-4CP	Heritage Resources (Annual, anticipated 2021)												
2018-IV-MV3	Beacon/Groveton and Hybla Valley/Gum Springs Metrorail/BRT Influence (3/20/2018)												
2018-IV-MV6	Richmond Highway Corridor SNA Study (3/20/2018)												
S11-CW-3CP(B)	Parks Comprehensive Plan Update (12/6/2011)												
2013-CW-9CP	Coastal Resource Management/Tidal Shoreline Erosion Control (7/9/2013)												
2013-CW-T4	FCDOT - Transportation - County Transit Network Study (7/9/2013)												
2018-IV-MV2	8800 Richmond Highway (3/6/2018)-deferred indefinitely/potential re-authorization												
2015-IV-RH1	Topgolf Site, Kingstowne Area (10/20/2015)- deferred indefinitely												
2019-II-M1	9439 Leesburg Pike - Brightview (7/30/2019) - deferred indefinitely												
<b>South County SSPA - Staff Recommended Additions</b>													
PC19-MV-009	2806 Popkins Lane	Expedite if added											
PC19-MV-011	2550 Huntington Ave	Expedite if added											
PC19-MA-001	First Christian Church												
PC19-MV-003	Recommendation Area #5 SNA between Hybla Valley/Gum Springs and South County Center CBCs												
PC19-MV-002	Engleside Trailer Park / Ray's Mobile Home Colony												
PC19-LE-006/009	Oakwood Road Study												
PC19-MA-002/006	6152 Leesburg Pike, Dar Al-Hijrah Islamic Center												
PC19-MV-005	Huntington Metro Station												
<b>Anticipated to be Rescinded</b>													
# not assigned	Public Schools Plan Map Amendment												
SSPA 2018-III-1BR	Sully Station Shopping Center (7/31/2018)												
2018-IV-S2	Terminal Road (7/31/2018)												
LPD-L2-1	Halifax Office Park Submission of the Lincolnia Planning District Study (7/16/2019)												
LPD-L3-1	Plaza 500 of the Lincolnia Planning District Study (7/16/2019)												
<b>Anticipated Board Authorizations (assume additional 5-10 in 2021 for site-specific or policy)</b>													
	Lorton												
	Gum Springs (following Management Plan-heritage resources)												
	Active Transportation (Master Plan/Trails Plan Update)												
	Fairfax County Parkway Study (anticipated 2021)												
	Housing Preservation												
	Human Services Policy Element Revision - late 2021												
	Policy Plan updates												

## Proposed Revisions to the Fairfax County Comprehensive Plan Amendment Work Program

The Comprehensive Plan Amendment Work Program lists authorized current and future planning studies. Staff-recommended revisions are shown with ~~strike-throughs~~ for amendments to be rescinded and removed from the Work Program, and staff-recommended additions are shown with underline. Disagreement with task force recommendations are shown with *italics*.

### Current Plan Amendments

Plan Amendment Name and Number	Authorization Date	General Purpose	Comment
1. Parks Comprehensive Plan Update <i>S11-CW-3CP(B)</i>	December 6, 2011	<ul style="list-style-type: none"> <li>• Phase 2/3: Amend parks recommendations in planning district recommendations to align with Great Parks, Great Communities plans as a part of district planning studies.</li> </ul>	
2. Heritage Resources	December 7, 2009	<ul style="list-style-type: none"> <li>• Update recommendations for Inventory of Historic Sites on an annual basis, if needed.</li> </ul>	
3. Coastal Resource Management/ Tidal Shoreline Erosion Control <i>2013-CW-9CP</i>	July 9, 2013	<ul style="list-style-type: none"> <li>• Investigate the extent to which (if any) the Environment section of the Policy Plan will need to be amended to comply with §15.2-2223.2 of the Code of Virginia, which requires, for Tidewater localities (including Fairfax County), incorporation into comprehensive plans of comprehensive coastal resource management guidance developed by the Virginia Institute of Marine Science.</li> <li>• Follow-up development and consideration of a Policy Plan amendment, as may be needed.</li> </ul>	

Plan Amendment Name and Number	Authorization Date	General Purpose	Comment
4. Public Facilities Plan Map Amendment <i>2013-CW-5CP</i>	July 9, 2013	Follow-on Considerations to Plan Amendment S11-CW-1CP, Adopted Amendment No. 2011-12: <ul style="list-style-type: none"> <li>• Coordinate with other local and state utilities, such as Dominion Virginia Power, that own property planned for uses other than Public Facilities, Governmental, and Institutional uses to determine if those properties should be re-planned as Public Facilities, Governmental, and Institutional uses.</li> <li>• Update Area Plans and Policy Plan text as necessary to reflect new public facilities and changes to existing public facilities identified during the Plan Map update process that were outside of the scope of that process.</li> <li>• Consider re-planning land recommended for public facilities that is developed as residential and non-residential uses.</li> </ul>	
5. <del>Public Schools Plan Map Amendment</del>		<ul style="list-style-type: none"> <li><del>• Evaluate changes to school classifications in Plan.</del></li> <li><del>• Consider revising references to intermediate schools that are shown as planned for middle schools.</del></li> <li><del>• Consider adding new symbols to Plan Map for Fairfax County Public School Administrative Centers, Service Centers, Maintenance Facilities, and/or Adult Education Centers. (Follow on Consideration to Plan Amendment S11-CW-1CP.)</del></li> </ul>	
6. Transportation – County Transit Network Study <i>2013-CW-T4</i>	July 9, 2013	Evaluate potential amendments resulting from countywide transit study: <ul style="list-style-type: none"> <li>• Phase I: Modification of Countywide Transportation Plan recommendations</li> <li>• Phase II: Modification of activity center recommendations</li> </ul>	
7. Topgolf Site, Kingstowne Area <i>2015-IV-RH1</i>	October 20, 2015	<ul style="list-style-type: none"> <li>• Consider an amendment to the Comprehensive Plan for Tax Map parcels 91-2 ((1)) 35A and 35B to consider a mix of residential uses, up to approximately 275 residential units, and up to 20,000 gross square feet of retail uses. Consider also that the retail development may be increased up to 70,000 gross square feet to accommodate an appropriate retail anchor, such as a grocery store.</li> </ul>	
8. Fairfax Center Area, Phase III, Core Area <i>2013-III-FC1 (C)</i>	December 6, 2016	<ul style="list-style-type: none"> <li>• Pursue a third phase of the Fairfax Center Area Study to conduct a transportation analysis for Fairfax Center Core Area nominations and conclude a review of the core area, which consists of Land Units A and B of the Fairfax Center Area Suburban Center.</li> </ul>	

Plan Amendment Name and Number	Authorization Date	General Purpose	Comment
9. 8800 Richmond Highway 2018-IV-MV2	March 6, 2018	<ul style="list-style-type: none"> <li>Comprehensive Plan amendment to consider residential use up to eight dwelling units per acre for Tax Map parcels 109-2 ((1)) 18C, 19, and 20.</li> </ul>	*Amendment was indefinitely deferred but may be reauthorized in the next few months.
10. Beacon/Groveton and Hybla Valley/Gum Springs Areas 2018-IV-MV3	March 20, 2018	<ul style="list-style-type: none"> <li>Comprehensive Plan amendment to evaluate the effect of the planned Metrorail extension on the areas within one-half mile of the potential station locations at Beacon/Groveton and Hybla Valley/Gum Springs areas. The evaluation may consider land use and development around the stations, including the effect on the surrounding neighborhoods. Elements such as access and connectivity should be considered.</li> <li><u>The Beacon Hill Apartments should be considered as a site of particular interest for potential redevelopment and the preservation of workforce housing.</u></li> </ul>	
11. Richmond Highway Corridor – Suburban Neighborhood Study 2018-IV-MV6	March 20, 2018	<ul style="list-style-type: none"> <li>Evaluate the planned land uses within the suburban neighborhood areas between Community Business Centers along Richmond Highway.</li> </ul>	
12. McLean Community Business Center Study 2018-II-M1	April 10, 2018	<p>Comprehensive Plan amendment to consider:</p> <ul style="list-style-type: none"> <li>Land use, density and mix of uses.</li> <li>Transportation and other public facility needs.</li> <li>Revisions to urban design guidance and Open Space Design Standards.</li> </ul>	
13. West Falls Church Transit Station Area, Land Unit A (PC17-DR-001) SSPA 2018-II-M1	July 31, 2018	<ul style="list-style-type: none"> <li>Comprehensive Plan amendment will consider office and residential mixed-use of up to 0.96 FAR.</li> </ul>	
<del>14. Sully Station Shopping Center (PC17-SU-001) SSPA 2018-III-BR1</del>	<del>July 31, 2018</del>	<del>Comprehensive Plan amendment will consider an option for retail, office, hotel, assisted living, and private recreation mixed use of up to 0.75 FAR.</del>	
<del>15. Terminal Road 2018-IV-S2</del>	<del>July 31, 2018</del>	<p><del>Comprehensive Plan amendment will consider:</del></p> <ul style="list-style-type: none"> <li><del>The development of hotel, restaurant and self-storage uses on the property up to .70 FAR and</del></li> <li><del>evaluate access options as well as other transportation plan recommendations.</del></li> </ul>	
16. Hollin Hills Historic Overlay District (HOD) 2018-IV-MV4	July 31, 2018	<ul style="list-style-type: none"> <li>Comprehensive Plan amendment to evaluate the creation of a Hollin Hills Historic Overlay District (HOD) and update any related sections of the Comprehensive Plan.</li> </ul>	

Plan Amendment Name and Number	Authorization Date	General Purpose	Comment
17. North Gateway Community Business Center (CBC) Sub-Units A-1, A-2, A-2 <i>2018-IV-MV5</i>	September 25, 2018	<ul style="list-style-type: none"> <li>This Comprehensive Plan amendment will consider increasing the planned intensity up to a 2.0 FAR for Sub-units A-1 and A-2; altering the language regarding parcel consolidation to consider consolidation options with Sub-Unit A-3; and reconfiguring the planned road network within the CBC to include alternative access from Huntington Avenue.</li> </ul>	
18. Huntington Avenue/Richmond Highway Interchange <i>2018-IV-T1</i>	September 25, 2018	<ul style="list-style-type: none"> <li>This Comprehensive Plan amendment will consider an amendment to the Comprehensive Plan for the intersection of Huntington Avenue/ Richmond Highway to assess the removal of the planned full interchange and provide suitable alternatives that are more in harmony with the land use planning for the immediate are and accomplish the goal of creating a gateway development.</li> </ul>	
19. Fair Oaks Mall <i>2019-III-FC1</i>	February 5, 2019	<ul style="list-style-type: none"> <li>This Comprehensive Plan amendment will re-examine the Plan conditions related to development of the site up to 1.0 FAR and evaluate minor adjustments to the land use mix and alternative transportation options that may be necessary to support development at that level of intensity.</li> </ul>	
20. Halifax Office Park Submission of the Lincolnia Planning District Study <i>LPD-L2-1</i>	July 16, 2019	<ul style="list-style-type: none"> <li><del>This Comprehensive Plan amendment will consider modifying and converting the existing office structures to residential use. The proposed intensity would result in a total of about 130,000 gross square feet of residential use or 130 multifamily units. The proposal seeks to add 3 additional stories (approximately 90 feet in total building height).</del></li> </ul>	
21. Plaza 500 of the Lincolnia Planning District Study <i>LPD-L3-1</i>	July 16, 2019	<ul style="list-style-type: none"> <li><del>This Comprehensive Plan amendment will consider a primarily residential use with some retail use that reflects a mixed use character at an intensity up to 2.0 FAR, or approximately 3.0 million square feet of development.</del></li> </ul>	
22. 9439 Leesburg Pike <i>2019-II-M1</i>	July 30, 2019	<ul style="list-style-type: none"> <li>This Comprehensive Plan amendment will consider a continuing care facility with 172 beds and a density of up to .65 FAR for the subject property.</li> </ul>	
23. Fairfax County Parkway at Burke Centre Parkway <i>2019-III-T1</i>	September 24, 2019	<ul style="list-style-type: none"> <li>This Comprehensive Plan amendment will consider whether a partial grade-separated interchange (i.e., overpass/underpass) at this intersection should be added to the Plan recommendations.</li> </ul>	

Plan Amendment Name and Number	Authorization Date	General Purpose	Comment
24. Reston Area Study <i>2020-III-UP1</i>	January 14, 2020	<p>This Comprehensive Plan amendment will consider:</p> <ul style="list-style-type: none"> <li>• Projected population thresholds for Reston, and how to ensure that population, infrastructure and the environment are all in balance</li> <li>• Land use in the village centers (Hunters Woods, South Lakes and North Point) – including clarification of what type of future redevelopment proposals might require an amendment to the Comprehensive Plan</li> <li>• The adequacy of existing plan language to generate additional affordable housing, and improvements to plan language to encourage preservation and enhancement of existing communities that now provide affordable housing</li> <li>• The adequacy of existing and planned pedestrian and bicycle infrastructure for accessing Silver Line stations</li> <li>• The adequacy of existing Comprehensive Plan guidance to facilitate urban-scale mobility and development design in the TSAs while protecting the stability of nearby neighborhoods</li> <li>• Existing Comprehensive Plan transportation improvements to ensure that they are aligned with planned development</li> <li>• How the Comprehensive Plan could better facilitate enhancement of Reston’s natural environment, encourage energy efficiency and support sustainable green neighborhoods</li> <li>• How the Comprehensive Plan could address concerns about monopolization of ownership in Reston, and ways to encourage diverse ownership and/or management over the long term</li> <li>• Whether the historic practice of promoting privately-owned and managed open space sufficiently addresses public needs during the next 50 years of Reston</li> </ul>	*taken from Board Summary. Aspects of Plan amendment may change
25. Holmes Run Acres Historic Overlay District (HOD) <i>2020-I-J1</i>	January 14, 2020	<ul style="list-style-type: none"> <li>• Comprehensive Plan amendment to evaluate the creation of a Holmes Run Acres Historic Overlay District (HOD) and update any related sections of the Comprehensive Plan</li> </ul>	
26. Fairfax Center Sub-Unit J3 <i>2020-III-FC1</i>	January 28, 2020	<ul style="list-style-type: none"> <li>• Consideration of a Comprehensive Plan amendment for the Housing and Land Use elements of the Policy Plan and for specific guidance in Area Plans and the Glossary related to Workforce Dwelling Units (WDUs) based on the policy adjustments recommended by the WDU Policy Task.</li> <li>• Also, revisions to the Countywide and Tysons Corner Urban Center Workforce Dwelling Unit (WDU) Policy Administrative Guidelines to be consistent with the WDU Policy Task Force recommendations.</li> </ul>	
27. Public Facilities Policy Plan	July 14, 2020	<ul style="list-style-type: none"> <li>• Consideration of a Comprehensive Plan amendment to update the Public Facilities Policy Plan and related updates to Area Plans, including reviewing the alignment of those updates with the CIP. The effort will begin with the Public Schools element of the Public Facilities section of the Policy Plan and include the School’s Committee recommendations.</li> </ul>	

Plan Amendment Name and Number	Authorization Date	General Purpose	Comment
28. Housing Element and Workforce Dwelling Unit Policy <i>2020-CW-2CP</i>	July 14, 2020	<ul style="list-style-type: none"> <li>Consideration of a Comprehensive Plan amendment for the Housing and Land Use elements of the Policy Plan and for specific guidance in Area Plans and the Glossary related to Workforce Dwelling Units (WDU) based on the policy adjustments recommended by the WDU Policy Task Force on June 30, 2020, as well as other appropriate updates to the Housing element of the Policy Plan. This effort will not include the Reston plan as these will be addressed separately, and the upcoming preservation task force may have additional changes.</li> </ul>	
29. Airport Noise Policy <i>2020-CW-3CP</i>	July 28, 2020	<ul style="list-style-type: none"> <li>Consideration of a Comprehensive Plan amendment for the relevant Policy Plan and Area Plan sections of the Plan to allow residential uses between the 60 and 65 DNL airport noise contour with commitments to noise mitigation measures, notification requirements, and construction techniques for any such uses.</li> </ul>	
30. 7700 Leesburg Pike <i>2020-II-M1</i>	September 15, 2020	<ul style="list-style-type: none"> <li>Consideration of residential use at a density of up to 12-16 dwelling units per acre with single-family attached dwellings</li> </ul>	
31. 8708 Silverbrook Road <i>2020-III-P1</i>	September 29, 2020	<ul style="list-style-type: none"> <li>Consider residential use at a density of 4-5 du/ac for the subject property.</li> </ul>	
32. <u>First Christian Church</u> <u>PC19-MA-001</u>	TBD	<ul style="list-style-type: none"> <li><u>Consideration of a plan option for multifamily age-restricted independent living (up to 113 units), up to 5,000 square feet of medical or general office, and expansion of an existing place of worship on the subject site (Tax Map Parcel 51-3 ((1)) 25). The amendment should consider, in particular, impacts on the transportation network, stormwater management, transitions in building height and scale, and other compatibility considerations, especially for the portions of the site adjacent to residential uses. A cumulative transportation analysis should be conducted of this amendment with the evaluation of 6152 Leesburg Pike/Dar Al-Hijrah Islamic Center.</u></li> </ul>	
33. <u>6152 Leesburg Pike / Dar Al-Hijrah Islamic Center</u> <u>PC19-MA-002 / PC19-MA-006</u>	TBD	<ul style="list-style-type: none"> <li><u>Consideration of a plan option for senior housing at 5-8 du/ac (6152 Leesburg Pike, Tax Map Parcel 51-3 ((1)) 0021A); and the expansion of the existing place of worship to include a community center and potential supporting uses including up to 25 units of senior housing and/or ancillary retail; total including all proposed uses is up to an intensity of 0.5 FAR (Dar-Al-Hijrah Islamic Center. Tax Map Parcels 51-3 ((1)) 19B, 21A, and 22; 51-3 ((20)) 1, 2, 3, 4, and 5; TM 51-4 ((11)) 6, and 7.) The amendment should consider, in particular, the two sites concurrently, including impacts to the transportation network and stormwater management.</u></li> </ul>	
34. <u>Engleside Trailer Park / Ray's Mobile Home Colony</u> <u>PC19-MV-002</u>	TBD	<ul style="list-style-type: none"> <li><u>Consideration of a revision to a plan option for residential use at 20-30 du/ac with neighborhood retail and/or office use representing 5-10% of the total gross square footage (Recommendation Area #3 of the Suburban Neighborhood Area (SNA) between South County Center and Woodlawn CBCs). The amendment should consider the requested density only with substantial if not full consolidation of the Land Unit and with the replacement of the existing affordable residential units on-site in the redevelopment on a 1:1 basis.</u></li> </ul>	

Plan Amendment Name and Number	Authorization Date	General Purpose	Comment
35. <u>SNA Between Hybla Valley/Gum Springs and South County Center CBCs</u>	TBD	<ul style="list-style-type: none"> <li>Consideration of a Comprehensive Plan amendment to evaluate the recommended land use and density planned in Recommendation Area #5 of the Suburban Neighborhood Area (SNA) between Hybla Valley/Gum Springs and South County Center Community Business Centers (CBCs). Specific considerations should include an increase in the planned density of the residentially planned parcels fronting on Mount Vernon Highway from 2-3 du/ac to 5-8 du/ac.</li> </ul>	Includes Mount Vernon Highway nomination <u>PC19-MV-003</u> and surrounding Rec Area #5.
36. <u>Huntington Metro Station PC19-MV-005</u>	TBD	<ul style="list-style-type: none"> <li>Consideration of a Comprehensive Plan amendment on Tax Map Parcels 83-3 ((1)) 88D and 83-1 ((1)) 17E in the Huntington Transit Station Area to evaluate a plan option for Mixed-use up to 1.5 Floor Area Ratio (FAR)[1.8 million square feet (sf)], including: public facilities for Huntington Metrorail Station, 360,000 sf office/retail use, and 2,250-2,350 dwelling units on subject parcels in low, mid, and high-rise buildings between 55 and 200 feet in height. Parcel 83-1 ((7)) 1A is recommended to be included in the planning study in order to effectively coordinate with this residual, undeveloped parcel also in Land Unit E.</li> </ul>	
37. <u>2806 Popkins Lane PC19-MV-009</u>	TBD	<ul style="list-style-type: none"> <li>Consideration of a Comprehensive Plan amendment to evaluate a plan option for Residential use at 5 – 8 du/ac on Tax Map Parcel 113-2 ((1)) 53, with considerations for workforce housing in the development.</li> </ul>	
38. <u>2550 Huntington Avenue PC19-MV-011</u>	TBD	<ul style="list-style-type: none"> <li>Consideration of a Comprehensive Plan amendment to revise the adopted plan option to remove or modify a limitation on residential development on Tax Map Parcels 83-1 ((1)) 34D, 34E, and 34F. The study should evaluate the viability of the office market in the Huntington and North Gateway area in developing any recommendation to decrease non-residential use on the site.</li> </ul>	
39. <u>Van Dorn TSA Land Units D and E (part)</u>	TBD	<ul style="list-style-type: none"> <li>Consideration of a Comprehensive Plan amendment for Land Unit D of the Van Dorn Transit Station Area to evaluate residential mixed-use with office and self-storage as secondary uses, up to 850,000 square feet (SF), on 5605 Oakwood Road, and residential mixed-use, including office, institutional and/or industrial, up to 1.0 FAR, on 5400-5604 Oakwood Road. The evaluation should consider the removal or modification of the phasing limitations for residential uses within Land Unit D and should evaluate the implications of the proposed land use changes on the northern portion of Land Unit E (Tax Map Parcel # 0812 01 0025A).</li> </ul>	Includes nominations for <u>5605 and 5400-5604 Oakwood Road PC19-LE-006 / PC19-LE-009</u>

**Additional Nominations Recommended by the SSPA Task Forces to be Added to the Work Program:**

**The addition of these nominations was not supported by staff; however they are listed here in the event that the Planning Commission supports moving the nominations forward to the Work Program.**

<i>Plan Amendment Name and Number</i>	<i>Authorization Date</i>	<i>General Purpose</i>	<i>Comment</i>
<b>4312 Ravensworth Road PC19-MA-004</b>	TBD	<ul style="list-style-type: none"> <li>Consideration of a Comprehensive Plan amendment for self-storage up to four stories and approximately 153,332 square feet on Tax Map Parcel 71-1 ((1)) 20.</li> </ul>	
<b>Western Annandale CBC PC19-MA-005</b>	TBD	<ul style="list-style-type: none"> <li>Consideration of a Comprehensive Plan amendment to expand the Annandale CBC to include Tax Map Parcels 60-3 ((12)) 6, 7, and 8. Add residential use into the mix of land uses for the properties within Sub-unit (Tax Map Parcels (G1 59-4 ((6)) 10, 19B, 20C, and 20D; 60-3 ((12)) 5; 71-1 ((2)) 4).</li> </ul>	
<b>Potomac Steel PC19-LE-004</b>	TBD	<ul style="list-style-type: none"> <li>Consideration of a Comprehensive Plan amendment to add option for a mix of uses including industrial, office, and institutional uses up an intensity of 1.0 FAR, or up to 283,350 square feet (sf) on Tax Map Parcel 99-2 ((1)) 3. Office use (approximately 100,000 sf) would be located along the frontage of Loisdale Road; the operations of Potomac Steel and related businesses would remain onsite. A law enforcement training facility is identified as a potential institutional use.</li> </ul>	
<b>6235 Brandon Avenue PC19-LE-008</b>	TBD	<ul style="list-style-type: none"> <li>Add option for self-storage use up to an intensity of 3.0 FAR (175,000 sf), with ancillary ground-floor retail/restaurant use, on Tax Map Parcel 80-4 ((1)) 5C2.</li> </ul>	

### **Attachment III**

All SSPA nominations may be accessed at the following links on the SSPA Track a Nomination website at: <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa/south/track-nomination>

#### **Mason Supervisor District**

[PC19-MA-001 / First Christian Church](#)

[PC19-MA-002 / 6152 Leesburg Pike](#)

[PC19-MA-003 / 6429 Arlington Boulevard](#)

[PC19-MA-004 / 4312 Ravensworth Road](#)

[PC19-MA-005 / Western Annandale Community Business Center \(CBC\)](#)

[PC19-MA-006 / Dar Al-Hijrah Islamic Center](#)

#### **Mount Vernon Supervisor District**

[PC19-MV-002 / Engleside Trailer Park / Ray's Mobile Home Colony](#)

[PC19-MV-003 / 8160-8208 Mount Vernon Highway](#)

[PC19-MV-005 / Huntington Metro Station](#)

[PC19-MV-009 / 2806 Popkins Lane](#)

[PC19-MV-006 / 10208 Old Colchester Road](#)

[PC19-MV-011 / 2550 Huntington Avenue](#)

#### **Lee Supervisor District**

[PC19-LE-001 / Beacon Hill Apartments](#)

[PC19-LE-003 / Inova Medical Center](#)

[PC19-LE-004 / Potomac Steel](#)

[PC19-LE-006 / 5605 Oakwood Road](#)

[PC19-LE-008 / 6235 Brandon Avenue](#)

[PC19-LE-009 / 5400-5604 Oakwood Road](#)

Address/Tax Map Parcel(s): 6165 Leesburg Pike  
Tax Map Parcel 51-3 ((1)) 25



Nominator: Noah B. Klein

Supervisor District: Mason  
Planning Area: Area I  
Planning District: Baileys Planning District; B5 Barcroft Community Planning Sector  
Acreage: 6.84 acres

Current Plan Map/Text: Public Facilities, Governmental, and Institutional uses

Proposed Amendment: Multifamily age-restricted independent living (up to 113 units) with up to 5,000 square feet of medical or general office. Expand existing place of worship.

Considerations:

The subject site is located along Leesburg Pike (Route 7) and east of the Seven Corners Community Business Center (CBC) and Patrick Henry Drive. The site is planned for and developed with a place of worship (First Christian Church of Falls Church). Surrounding the site are a variety of residential uses, including the Chateaux Condominiums; the Hills of Barcroft single-family attached residential uses to the northwest; and Ravenwood Park, a subdivision of single-family detached residential uses to the southwest. The parcel to the east is developed with a funeral home. The area across from the subject site on the northeast side of Leesburg Pike is developed with the Jefferson apartment building and garden style apartments.

The Concept for Future Development recommends that the areas within the Barcroft Community Planning Sector, outside of the Seven Corners CBC, develop as Suburban Neighborhoods. Infill development should be of a compatible use, type, and intensity and in accordance with Policy Plan guidance. The nominator’s statement of justification notes the intent to partner with Wesley Housing, a nonprofit organization that assists in the development of affordable housing combined with supportive services. The Housing Element of the Policy Plan states the county should increase the supply of housing available to populations including the low-income elderly, and specifically encourages multifamily housing for the elderly that is conveniently located to public transportation and community services. The nominated area is served by Fairfax Connector bus routes and is approximately a quarter mile from a commercial center. The Policy Plan also recognizes that higher densities can help to support affordability, and evaluating locations that may be appropriate for higher density residential development is necessary as part of a strategy to provide more affordable units.

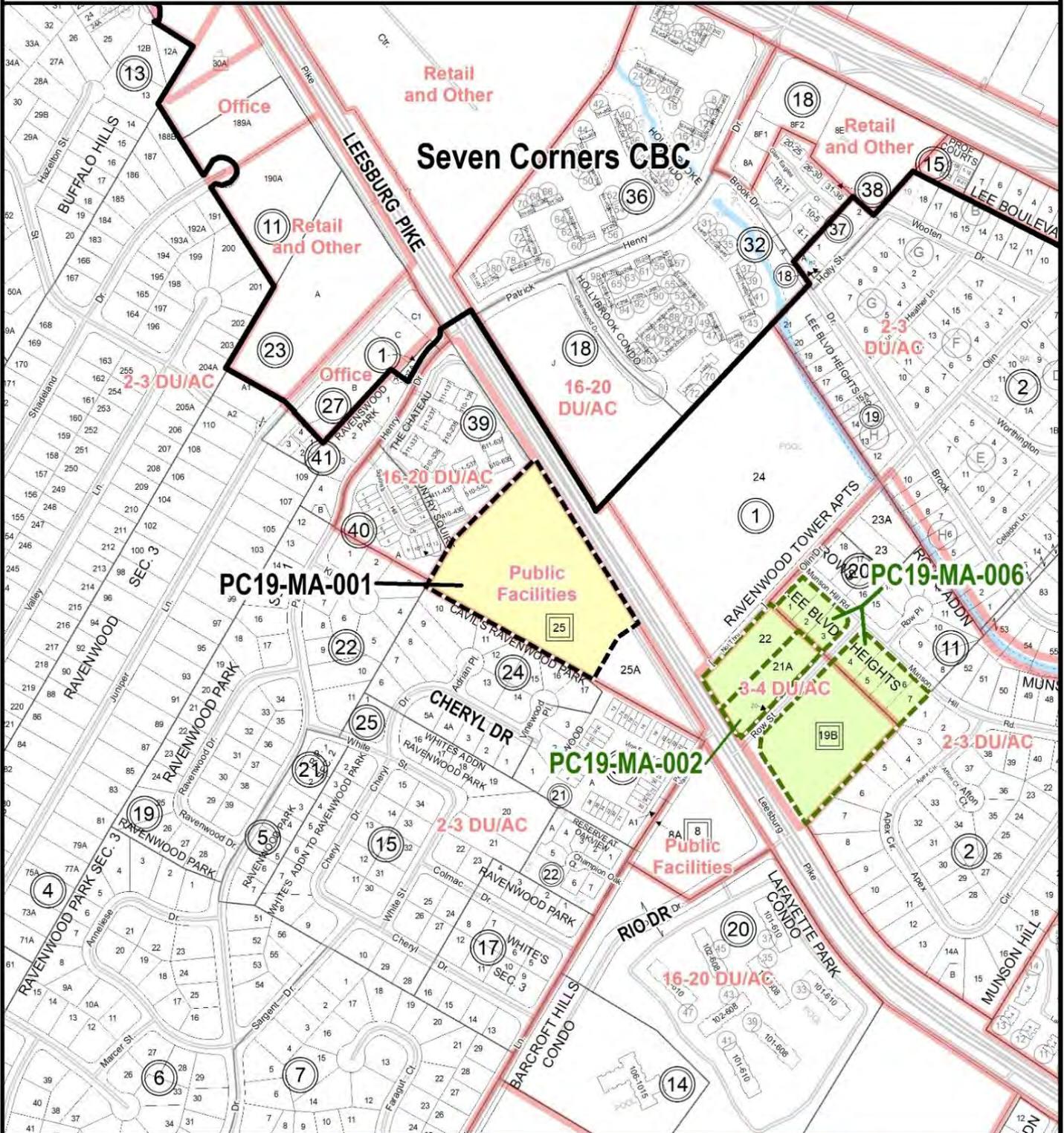
Staff Recommendation:

PC19-MA-001 is recommended to be added to the Comprehensive Plan Amendment Work Program. Analyses that includes consideration of PC19-MA-002 and PC19-MA-006 is recommended to assess cumulative impacts to the planned transportation network. Existing on-site stormwater conditions and future mitigation of stormwater runoff warrants special consideration. Transitions in building height and scale, and other compatibility considerations should be addressed, particularly for the portions of the site adjacent to residential uses.

The Task Force recommendation (see page following map) includes four conditions enumerated a. – d. as part of their support for including the nomination on the Work Program. Staff finds that conditions a. – c. express a level of detail that is expected to be evaluated as part of a rezoning application, should the nomination be adopted onto the Work Program and redevelopment is subsequently pursued. Staff’s recommendation does include special consideration for stormwater management that is consistent with staff’s preliminary recommendation. Condition d. discusses the wording of maximum density or intensity of a redevelopment option, which would be incorporated into proposed Comprehensive Plan language.

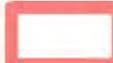
# PC19-MA-001

## First Christian Church



 PC19-MA-001

 Other 2019 SSPA Nominations

 Baseline Plan Recommendation

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP CURRENT TO FEBRUARY 2020

G:\projects\locp\pd\OTPA\_GRAPHICS\S19\_items\2019-20 Site Specific Plan Amendment Process\NOMINATIONS\PC19-MA-001



**MASON DISTRICT TASK FORCE**  
**SSPA TASK FORCE RECOMMENDATION**  
**COMMUNITY SCREENING**

SSPA Item # PC19-MA-001 First Christian Church

Date(s) reviewed by Task Force: August 5, 2020

Nominator(s): Noah Kline on behalf of First Christian Church

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**SUMMARY TASK FORCE RECOMMENDATION:**

Include nomination on the Plan Amendment Work Program as proposed \_\_\_\_\_

Include a modification of the original nomination on the Plan Amendment Work Program  
(Modification provided below under Explanation/Comments or attached as a separate page to  
this document.)   X  

Do not include on the Plan Amendment Work Program \_\_\_\_\_

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**VOTE TALLY:**

In favor:       1111111111\_\_ (11)  
Opposed:       1\_\_\_\_\_ (1)  
Abstentions:   1\_\_\_\_\_ (1)

Task Force member(s) who recused themselves from the vote:  
Donna

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**TASK FORCE EXPLANATION/COMMENTS:**

NEXT PAGE

Task Force Chair: Martin Madrusky

Date: 8/19/20



*DRAFT:*

*The Task Force supports adding the nomination to the Work Program subject to the following conditions:*

- a. The plan amendment shall require that the new stormwater management system either retain and manage stormwater on site and/or deliver the stormwater to the system east and north of the property. Stormwater shall not enter the stormwater management system that currently serves or traverses the Ravenwood Park or Lake Barcroft communities.*
- b. Every feasible step shall be taken to save the current tree buffer between the property and surrounding communities, including Ravenwood Park, Vinewood, the Chateau, and Squires Hill. To the extent that trees cannot be saved, the developer shall work with the county arborist and residents from the adjacent properties to develop a tree replacement program or other steps that enhance the buffer between the property and adjacent homes. Diverse, native understory trees and shrubs shall be considered to enhance the buffer.*
- c. The church and the developer shall conduct a parking study that considers all parking options for residents, members of the church congregation and all visitors to the property to determine if offsite parking is available to lessen the need for new parking on the property.*
- d. The plan amendment shall set a number of residential units and the amount of commercial office space for the site as the upper end of what may be appropriate on the site. Using the "up to" language creates the option to reduce the density and intensity of development on the site to help address concerns raised in b. and c. above. The "up to" limits shall be the numbers contained in the nomination.*

*Amendment 1 (Proposed by Karen) – Passed*

- a) "shall not enter" -> "shall not increase" (and strike "management system" immediately following)*

**FINAL APPROVED (12-1):**

The Task Force supports adding the nomination to the Work Program subject to the following conditions:

- a. The plan amendment shall require that the new stormwater management system either retain and manage stormwater on site and/or deliver the stormwater to the system east and north of the property. Stormwater shall not increase the stormwater that currently serves or traverses the Ravenwood Park or Lake Barcroft communities.
- b. Every feasible step shall be taken to save the current tree buffer between the property and surrounding communities, including Ravenwood Park, Vinewood, the Chateau, and Squires Hill. To the extent that trees cannot be saved, the developer shall work with the county arborist and residents from the adjacent properties to develop a tree replacement program or other steps that enhance the buffer between the property and adjacent homes. Diverse, native understory trees and shrubs shall be considered to enhance the buffer.
- c. The church and the developer shall conduct a parking study that considers all parking options for residents, members of the church congregation and all visitors to the property to determine if offsite parking is available to lessen the need for new parking on the property.
- d. The plan amendment shall set a number of residential units and the amount of commercial office space for the site as the upper end of what may be appropriate on the site. Using the "up to" language creates the option to reduce the density and intensity of development on the site to help address concerns raised in b. and c. above. The "up to" limits shall be the numbers contained in the nomination.

# PC19-MA-001

## First Christian Church



500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS

MAP PREPARED FEBRUARY 2020 - AERIAL PHOTO FLIGHT DATE 2019

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Address/Tax Map Parcels: 6152 Leesburg Pike  
Tax Map (TM) Parcel 51-3 ((1)) 0021A



Nominator: Priscilla Gibson

Supervisor District: Mason  
Planning Area: Area I  
Planning District: Baileys Planning District; B2 Glen Forest Community Planning Sector  
Acreage: 1.02 acres

Current Plan Map/Text: Residential use at 3-4 dwelling units per acre (du/ac)

Proposed Amendment: Add a plan option to allow for senior housing at 5-8 du/ac

### Considerations:

The subject site is located at the intersection of Leesburg Pike (Route 7) and Row Street, approximately a quarter mile south of the Seven Corners Community Business Center (CBC) and approximately a half mile northwest of the Baileys Crossroads CBC. The site is developed with a single-family home and is planned for residential use up to 3-4 du/ac. Areas to the east are primarily planned for residential use at 2-3 du/ac. There are adjacent properties planned for higher intensity residential uses ranging from 3-4 du/ac up to 16-20 du/ac including The Jefferson to the northwest and Munson Hill Towers Apartments across Leesburg Pike to the south. The subject site is a corner lot with access to Leesburg Pike (Route 7) and Row Street, which follows the length of the property to the southeast.

The nominator's statement of justification cites providing housing affordable to aging populations wishing to downsize and remain in the community and proposes to add an additional seven, age-restricted, residential units. The property is near two places of worship, the Dar Al-Hijrah Islamic Center to the east across Row Street, and the First Christian Church of Falls Church, opposite Leesburg Pike to the west. Both of these places of worship have also submitted SSPA nominations, the former (PC19-MA-006) encompassing several parcels including the PC19-MA-002 subject site, and the latter of which (PC19-MA-001) also proposes housing for older adults. While the consideration of additional housing is consistent with the existing Suburban Neighborhood Plan classification under the adopted Comprehensive Plan, the size of the subject property may hinder achieving the proposed density.

### Staff Recommendation:

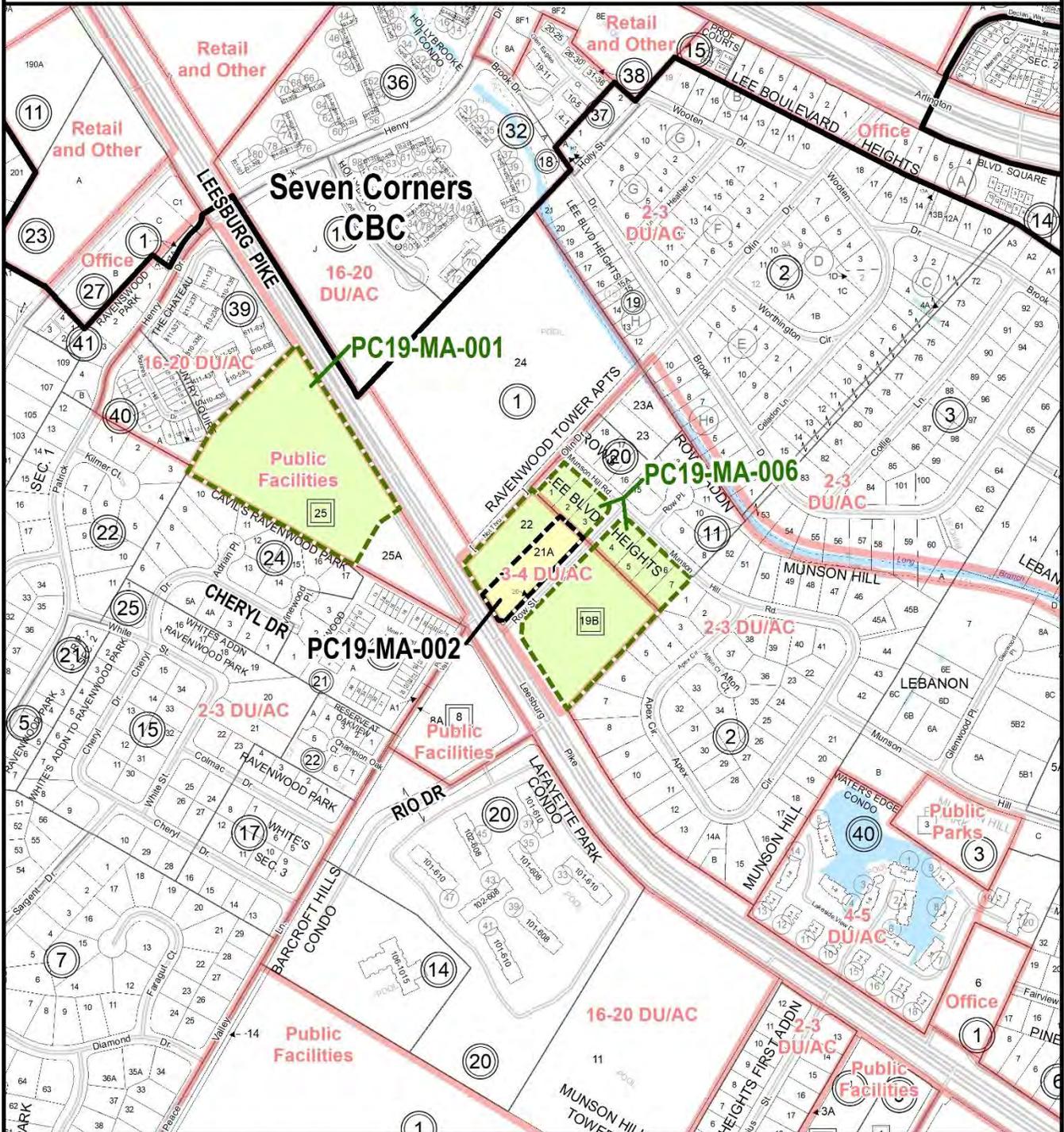
PC19-MA-002 is recommended to be added to the Comprehensive Plan Amendment Work Program in a cumulative assessment with PC19-MA-006 (Dar-Al-Hijrah Islamic Center). While the subject property may not offer a logical planning area independently, an opportunity may exist for the mutual consideration of affordable elderly housing between this nomination and PC19-MA-006. The provision of housing for special populations is consistent with Objective 5 of the Comprehensive Policy Plan goal to increase the supply of housing available to special populations, including the physically and mentally disabled, the homeless, and the low-income elderly. Additional analyses that includes consideration of PC19-MA-001 and PC19-MA-006 is recommended to assess the cumulative impacts to the planned transportation network along Leesburg Pike (Route 7).

# PC19-MA-002

## 6152 Leesburg Pike

SITE-SPECIFIC PLAN AMENDMENT PROCESS  
SOUTH COUNTY

2019-2020



**PC19-MA-002**

**Other 2019 SSPA Nominations**

**Baseline Plan Recommendation**

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP CURRENT TO FEBRUARY 2020

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**MASON DISTRICT TASK FORCE**  
**SSPA TASK FORCE RECOMMENDATION**  
**COMMUNITY SCREENING**

SSPA Item # PC19-MA-002 6152 Leesburg Pike

Date(s) reviewed by Task Force: August 19, 2020

Nominator(s): Priscilla Gibson

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**SUMMARY TASK FORCE RECOMMENDATION:**

Include nomination on the Plan Amendment Work Program as proposed \_\_\_\_\_

Include a modification of the original nomination on the Plan Amendment Work Program (Modification provided below under Explanation/Comments or attached as a separate page to this document.) X

Do not include on the Plan Amendment Work Program \_\_\_\_\_

---

**VOTE TALLY:**

In favor: 11111111111 \_\_ (11)  
Opposed: 11 \_\_ (2)  
Abstentions: \_\_\_\_\_

Task Force member(s) who recused themselves from the vote:

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**TASK FORCE EXPLANATION/COMMENTS:**

- Subject to conditions included in staff report
- The plan amendment shall require that the new stormwater management system either retain and manage stormwater on site and/or deliver the stormwater to the system east and north of the property. Stormwater shall not increase the stormwater that currently serves or traverses the Ravenwood Park or Lake Barcroft communities.

Task Force Chair: Martin Adams

Date: 8/20/20



# PC19-MA-002

6152 Leesburg Pike



SITE-SPECIFIC PLAN AMENDMENT PROCESS  
SOUTH COUNTY

2019-2020



500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP PREPARED FEBRUARY 2020 - AERIAL PHOTO FLIGHT DATE 2019



Address/Tax Map Parcel(s): 6421, 6425, 6429, 6435, 6439, 6443  
Arlington Boulevard, 6420 Spring Terrace  
/ Tax Map Parcels 51-3 ((5)) 8, 9, 10, 11,  
12, 13, 30



Nominator: Albert Riveros  
Supervisor District: Mason  
Planning Area: Area I  
Planning District: Jefferson; J2 Sleepy Hollow Community Planning Sector  
Acreage: 4.4 acres

Current Plan Map/Text: Comprehensive Land Use Plan map recommends residential use at a density of 2-3 dwelling units per acre (du/ac). Text recommends single-family residential use. Commercial encroachment should be discouraged.

Proposed Amendment: Assisted living/nursing care/memory care up to 90,000 square feet, or a Floor Area Ratio (FAR) up to 0.48.

Considerations:

The subject area is west of the Seven Corners Community Business Center (CBC). It is comprised of seven parcels in the Hillwood subdivision, six of which front a service drive along the south side of Arlington Boulevard (Route 50) between Beechwood Lane and Aspen Lane. One parcel is the corner lot at Aspen Lane and Spring Terrace. The area to the south of the subject properties is developed with single-family detached houses as part of the Hillwood subdivision. The area on the west side of Beechwood Lane is also developed with single-family detached houses. The area on the east side of Aspen Lane contains single-family detached and attached housing that is part of the Hillwood and Seven Oaks subdivisions, respectively. The properties across from the subject area on the north side of Arlington Boulevard are within the Seven Corners CBC. This area is planned for a mix of uses. Tax Map Parcel 51-3 ((1)) 1D is developed with the Loren apartments at a 2.9 FAR. Tax Map Parcel 51-3 ((1)) 1C is developed with a Hampton Inn at a 1.1 FAR.

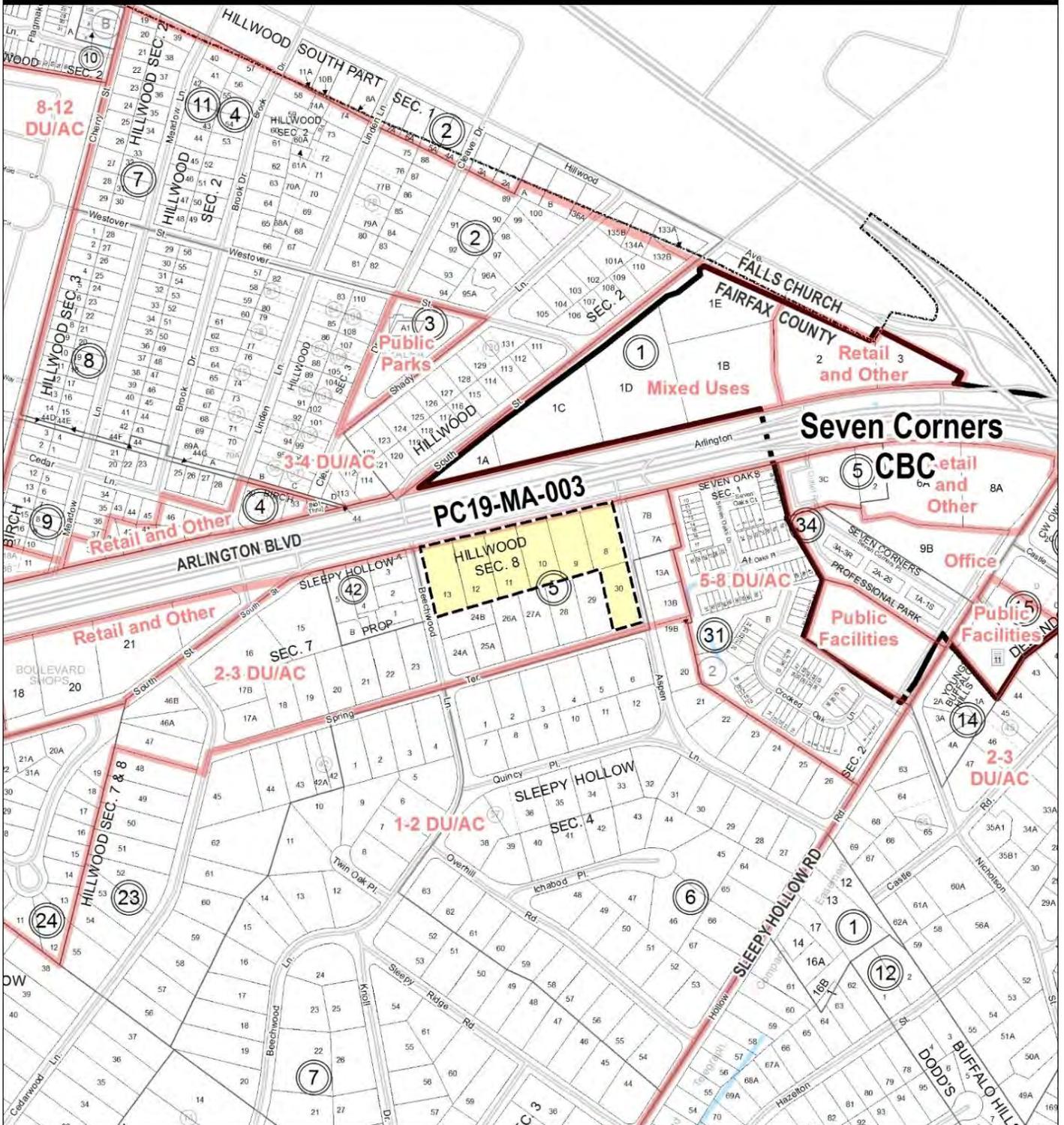
The property is surrounded by existing and planned low-density housing on the east, south, and west. The nomination area raises concerns about the proposed intensity in an area surrounded by predominantly single-family houses. Related to the proposed intensity and configuration of the nomination area, staff has concerns about the ability to establish a compatible building height and transition in the scale of the building to the low-density residential houses.

Staff Recommendation:

PC19-MA-003 is not recommended to be added to the Comprehensive Plan Amendment Work Program.

# PC19-MA-003

## 6421 - 6443 Arlington Blvd and 6420 Spring Terr



 **PC19-MA-003**

 **Baseline Plan Recommendation**

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP CURRENT TO APRIL 2020

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**MASON DISTRICT TASK FORCE**  
**SSPA TASK FORCE RECOMMENDATION**  
**COMMUNITY SCREENING**

SSPA Item # PC19-MA-003 6421 – 6443 Arlington Blvd. and 6420 Spring Terrace

Date(s) reviewed by Task Force: August 5, 2020

Nominator(s): Albert Riveros

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**SUMMARY TASK FORCE RECOMMENDATION:**

Include nomination on the Plan Amendment Work Program as proposed \_\_\_\_\_

Include a modification of the original nomination on the Plan Amendment Work Program  
(Modification provided below under Explanation/Comments or attached as a separate page to  
this document.) \_\_\_\_\_

Do not include on the Plan Amendment Work Program   X  

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**VOTE TALLY:**

In favor:       (1\*)(1\*\*)(1\*) \_\_\_\_\_ (3 total, all with modification suggestions)  
Opposed:       111111111 \_\_\_\_\_ (9 total)  
Abstentions:   1 \_\_\_\_\_ (1 total)

Task Force member(s) who recused themselves from the vote:  
Joshua Booth

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**TASK FORCE EXPLANATION/COMMENTS:**

Potential modification suggestions:

\*Remove parcel on aspen

\*\*Only two stories

Task force recommends to not include the Plan Amendment in the work program.

Task Force Chair: Martin Madwosky

Date: 8/6/20



# PC19-MA-003

## 6421 - 6443 Arlington Blvd and 6420 Spring Terr



ARLINGTON BLVD

PC19-MA-003

Seven Corners  
CBC

SLEEPY HOLLOW RD

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP PREPARED APRIL 2020 - AERIAL PHOTO FLIGHT DATE 2019

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Address/Tax Map Parcels: 4312 Ravensworth Road  
Tax Map (TM) Parcel 71-1 ((1)) 20



Nominator: Mark M. Viani

Supervisor District: Mason  
Planning Area: Area I  
Planning District: Annandale Planning District / Annandale Community Business Center (CBC) / Sub-Unit B-2

Acreage: 1.76 acres

Current Plan Map/Text: Comprehensive Land Use Plan Map: Alternative Uses; Text: Form-based plan; mid-rise residential use or commercial/mixed-use, up to six stories

Proposed Amendment: Self-storage use; up to 4 stories; approximately 153,332 square feet

Considerations:

The subject parcel is centrally located in the Annandale Community Business Center (CBC) on the west side of Ravensworth Road, south of Little River Turnpike, and contains a one-story self-storage facility. The nomination proposes to allow self-storage use on the site to facilitate redevelopment with a four-story, 153,332-square foot, climate-controlled self-storage facility. The nomination’s preliminary concept plan shows a pad site surrounded by retaining walls on three sides, a gated vehicle access point and parking abutting Ravensworth Road, and a paved, interior driveway around the building for circulation and loading. These design features, especially the proposed retaining walls, may prevent inter-parcel connectivity and consolidation, which are encouraged in the plan.

Future development in the Annandale CBC is guided by a form-based planning approach in the Comprehensive Plan, which envisions a high-quality mix of pedestrian-oriented uses. The plan discourages storage facilities because they detract from this vision. However, the plan states that if such uses are considered, that they should include a mixed-use element.

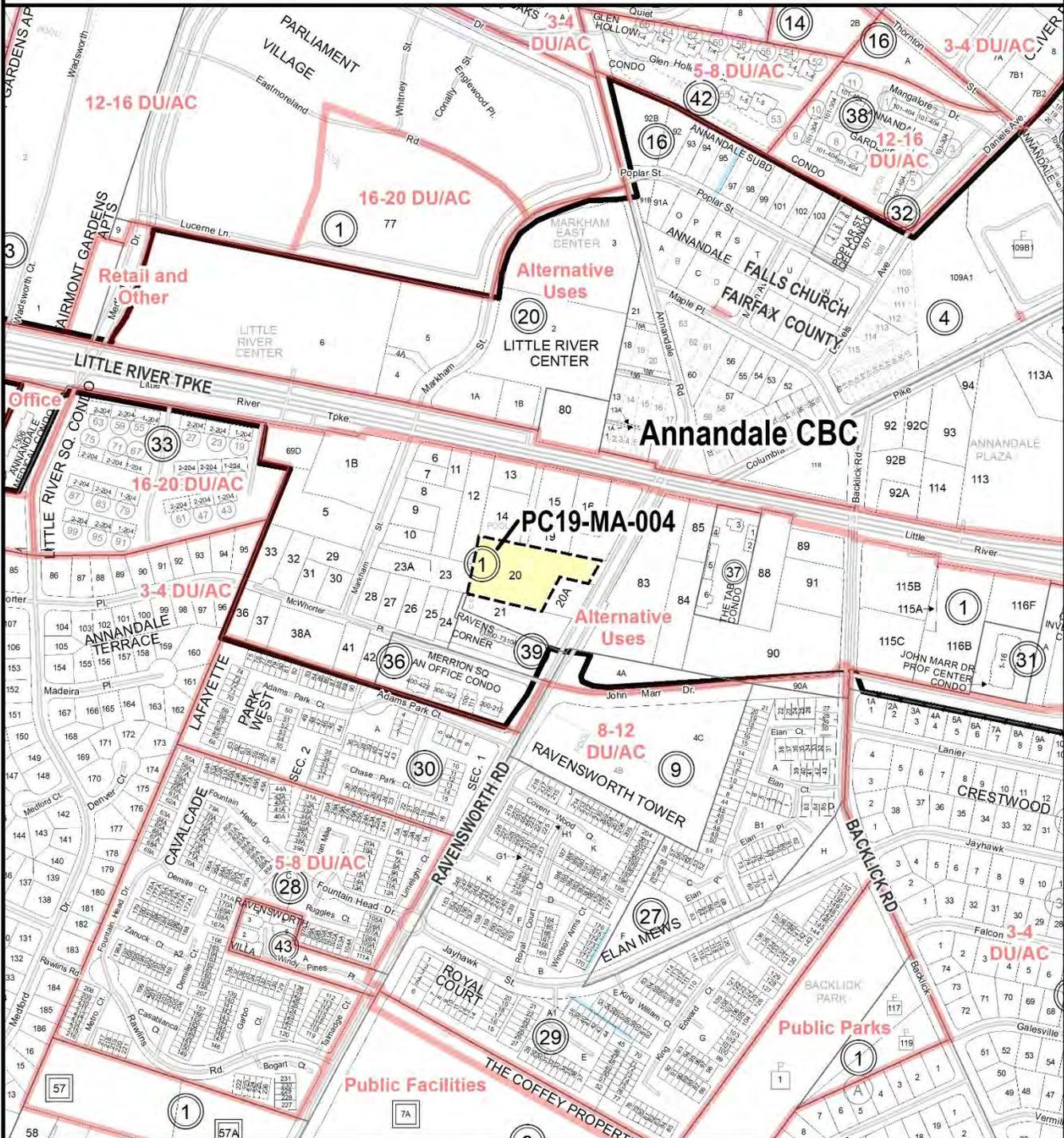
In addition to guidance on storage facilities, the plan also provides guidance on building form, placement, orientation, building and site design, and parcel consolidation. While the proposed concept conforms to building height recommendations for Sub-Unit B-2 of the CBC, it runs counter to other recommendations. Land Unit recommendations state that new streets and pedestrian corridors should be used to create separate blocks within the sub-unit. Building and site design recommendations state that building should be located close to the sidewalk. Furthermore, while the nomination states that it could accommodate north-south and east-west roadway circulation, the feasibility of these connections seems uncertain due to the proposed retaining walls and the parcel’s central location within the block. Finally, because the property has minimal frontage along Ravensworth Road, parcel consolidation could be particularly beneficial for achieving the Annandale plan’s objectives such as creating new mid-block connections and having buildings close to the sidewalk to activate the street.

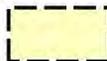
Staff Recommendation:

PC19-MA-004 is not recommended to be added to the Comprehensive Plan Amendment Work Program. The proposed use and configuration for a storage facility runs counter to CBC-wide and sub-unit recommendations.

# PC19-MA-004

## 4312 Ravensworth Rd - Public Storage



 **PC19-MA-004**

 **Baseline Plan Recommendation**

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP CURRENT TO FEBRUARY 2020

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**MASON DISTRICT TASK FORCE**  
**SSPA TASK FORCE RECOMMENDATION**  
**COMMUNITY SCREENING**

SSPA Item # PC19-MA-004 4312 Ravensworth Rd. (Public Storage)

Date(s) reviewed by Task Force: September 2, 2020

Nominator(s): Mark Vianni

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**SUMMARY TASK FORCE RECOMMENDATION:**

Include nomination on the Plan Amendment Work Program as proposed \_\_\_\_\_

Include a modification of the original nomination on the Plan Amendment Work Program  
(Modification provided below under Explanation/Comments or attached as a separate page to  
this document.)   X  

Do not include on the Plan Amendment Work Program \_\_\_\_\_

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**VOTE TALLY:**

In favor:       11111111       (8)        
Opposed:       11111       (5)        
Abstentions:                     

Task Force member(s) who recused themselves from the vote:

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**TASK FORCE EXPLANATION/COMMENTS:**

Modification approved:

- Space should be easily convertible to commercial or residential uses
- Staff should plan out road network

Task Force Chair: Martin Madorsky

Date: 9/6/20



# PC19-MA-004

## 4312 Ravensworth Rd - Public Storage



SITE-SPECIFIC PLAN AMENDMENT PROCESS  
SOUTH COUNTY

2019-2020



500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP PREPARED MARCH 2020 - AERIAL PHOTO FLIGHT DATE 2019

41

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Address/Tax Map Parcels: 7616 Little River Turnpike; 4102, 4104, 4108, 4112, 4114, and 4116 Woodland Road; 4111 Hummer Road; 4125 Horseshoe Drive; Tax Map (TM) Parcels 59-4 ((6)) 10, 19B, 20C, and 20D; 60-3 ((12)) 5, 6, 7, and 8; 71-1 ((2)) 4



Nominator: David Gill, Wire Gill LLP  
 Supervisor District: Mason  
 Planning Area / District: Area I Annandale Planning District / Annandale Community Business Center (CBC) / Sub-Unit G-1 (part), and Masonville Community Planning Sector (part)  
 Acreage: 9.96 acres

Current Plan Map/Text: Area within Annandale CBC: Office, Retail and Other Commercial Uses, form-based guidelines recommend up to eight stories; Areas outside Annandale CBC: Residential use at 2-3 dwelling units per acre (du/ac); Option for 3-4 du/ac with consolidation.

Proposed Amendment: Expansion of Annandale CBC to include nominated adjacent residential properties; add residential as a recommended use for properties within sub-unit G1 for a proposed 834,490 square foot (sf) mixed-use development, which would incorporate two existing office buildings, to be composed of: 575 mid-rise multifamily residential units, 156,600 sf of office, and 100,000 sf of retail.

Considerations:

The subject properties are located at the western end of the Annandale CBC north of Little River Turnpike. Four of the nine nominated properties are in Sub-Unit G-1 of the CBC. Of these properties, TM Parcels 59-4 ((6)) 10 and 19B are developed with two office buildings, six and eight stories in height. TM Parcels 71-1 ((2)) 4 and 60-3 ((12)) 5 contain surface parking that serves the two office buildings, and an associated structure. The five remaining parcels included in the nomination are located outside of the CBC and are zoned R-2 and developed as single-family detached houses. The nominator proposes expanding the CBC boundaries to include these parcels. This is contrary to CBC-wide objectives that recommend establishing transitional areas between the CBC and neighboring residential neighborhoods and preventing the encroachment of higher intensity, commercial uses into such areas.

The nomination proposes to add an option for mixed-use development on this site, to include 575 multifamily units, 156,000 sf of office, and 100,000 sf of retail. The adopted plan for the Annandale CBC recommends commercial or mixed-use development in Sub-unit G-1, up to a height of 8 stories, but does not recommend residential use. The plan states that the commercial area within this nomination should not extend beyond what is currently zoned and developed as commercial uses and that development should be oriented toward Little River Turnpike. Furthermore, the plan also states that a significant buffer should be maintained between the development and the residential properties to the north. The Annandale CBC Plan recommends consolidating parcels for redevelopment, which this nomination proposes.

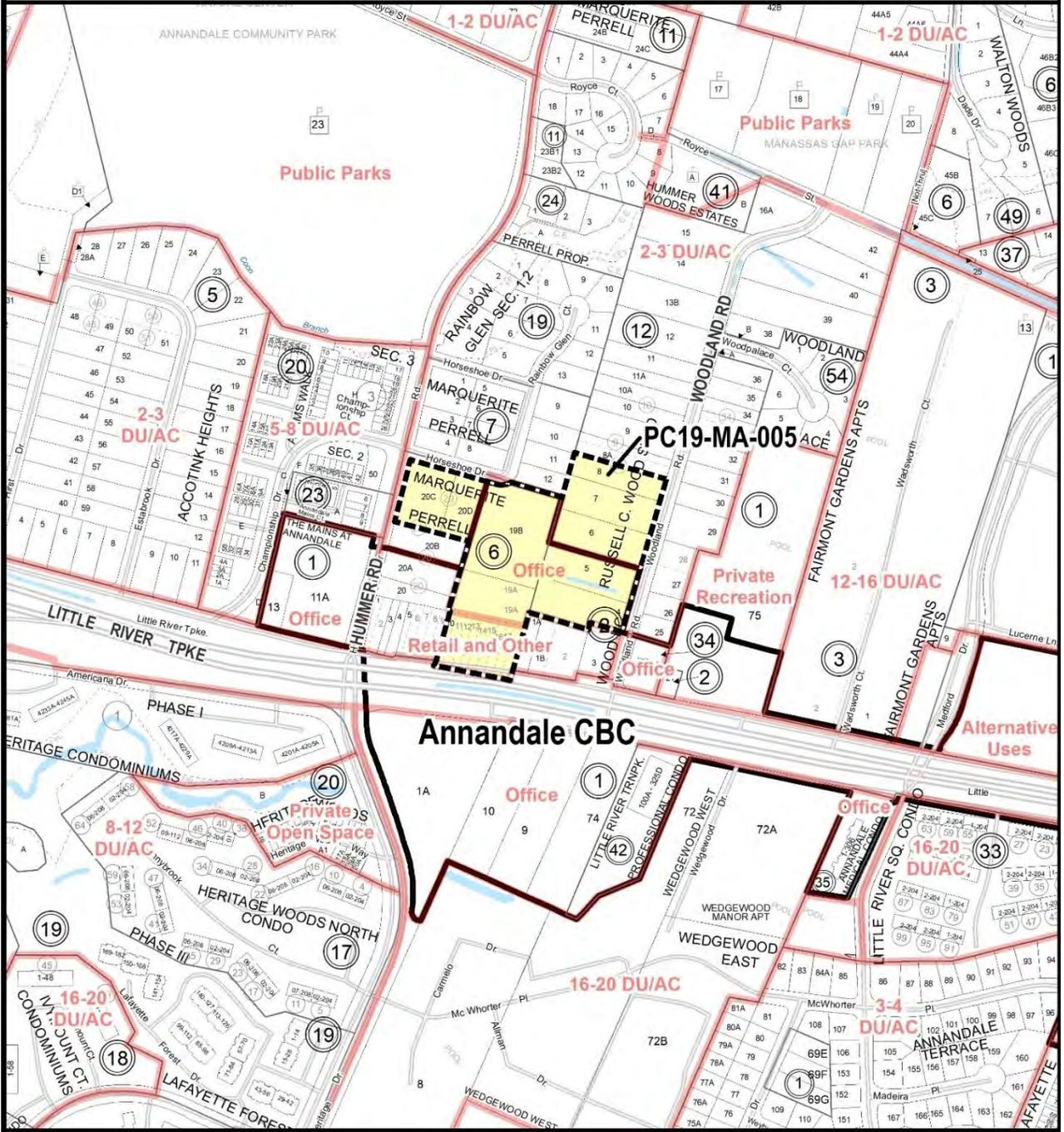
Staff Recommendation:

PC19-MA-005 is not recommended to be added to the Comprehensive Plan Amendment Work Program. The nomination diverges from Plan recommendations in several respects. It proposes to extend the commercial use beyond the area currently zoned and developed as commercial uses and lacks a significant buffer between the proposed commercial development and the existing residences to the north, as recommended in the adopted plan. Furthermore, the Plan recommends that development on the nominated parcels within the CBC be oriented toward Little River Turnpike, which this nomination does not propose. The proposal to introduce commercial uses beyond the existing CBC boundaries may result in inappropriate encroachment of commercial uses into the residential neighborhood, which is contrary to the Plan's vision of well-buffered commercial development centered on Little River Turnpike.

# PC19-MA-005

## Western Annandale CBC

  
 SITE-SPECIFIC PLAN AMENDMENT PROCESS  
 SOUTH COUNTY  
 2019 - 2020



  **PC19-MA-005**
  **Baseline Plan Recommendation**

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
 MAP CURRENT TO FEBRUARY 2020



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**MASON DISTRICT TASK FORCE**  
**SSPA TASK FORCE RECOMMENDATION**  
**COMMUNITY SCREENING**

SSPA Item # PC19-MA-005 Western Annandale Community Business Center (CBC)

Date(s) reviewed by Task Force: September 2, 2020

Nominator(s): David Gill

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**SUMMARY TASK FORCE RECOMMENDATION:**

Include nomination on the Plan Amendment Work Program as proposed   X  

Include a modification of the original nomination on the Plan Amendment Work Program  
(Modification provided below under Explanation/Comments or attached as a separate page to  
this document.) \_\_\_\_\_

Do not include on the Plan Amendment Work Program \_\_\_\_\_

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**VOTE TALLY:**

In favor:       111111111111 \_\_ (11) \_\_\_\_\_  
Opposed:       11 \_\_ (2) \_\_\_\_\_  
Abstentions:   \_\_\_\_\_

Task Force member(s) who recused themselves from the vote:

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**TASK FORCE EXPLANATION/COMMENTS:**

Task Force Chair: Mattie Madore

Date: 9/6/20



# PC19-MA-005

## Western Annandale CBC



500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP PREPARED MARCH 2020 - AERIAL PHOTO FLIGHT DATE 2019



Address/Tax Map Parcels: 6152 and 6160 Leesburg Pike, 3159 Row Street, and 6105, 6107, 6109, 6111, 6113, 6115, and 6117 Munson Hill Road  
Tax Map (TM) Parcels 51-3 ((1)) 19B, 21A, 22; TM 51-3 ((20)) 1, 2, 3, 4, 5; TM 51-4 ((11)) 6, 7



Nominator: David Gill, Wire Gill LLP  
Supervisor District: Mason  
Planning Area: Area I  
Planning District: Baileys Planning District, B2 Glen Forest Community Planning Sector  
Acreage: 7.5 acres

Current Plan Map/Text: Comprehensive Land Use Plan Map: Residential use at 2-3 dwelling units per acre (du/ac) and 3-4 du/ac

Proposed Amendment: Expansion of the existing place of worship to include a community center and potential supporting uses including up to 25 units of senior housing and/or ancillary retail; total including all proposed uses is up to an intensity of 0.5 Floor Area Ratio (FAR).

### Considerations:

The subject site is generally located at the intersection of Leesburg Pike (Route 7) and Row Street, approximately a quarter mile south of the Seven Corners Community Business Center (CBC) and approximately a half mile west of the Baileys Crossroads CBC. The site is developed with a place of worship, the Dar Al-Hijrah Islamic Center (Center), and eight single-family homes. Areas to the east are primarily planned for residential use at 2-3 du/ac. There are adjacent properties planned for higher intensity residential uses ranging from 3-4 du/ac up to 16-20 du/ac including The Jefferson to the northwest and Munson Hill Towers Apartments across Leesburg Pike to the south. The area is served by Fairfax Connector Bus routes. The existing facility includes two structures and totals approximately 31,296 square feet. The nomination considers expanding the facility's footprint up to 163,500 square feet or 0.5 FAR to increase the capacity of the mosque and include the addition of a faith-based community center. Of the total 163,500 square feet proposed, a portion of the space (57,000 square feet) is proposed for supporting retail uses and senior housing.

The statement of justification notes the Center's interest in expanding the capacity of the mosque to provide faith-based services to the community. The nomination may offer an opportunity to better consider how the Center's existing and future programming can be accommodated within the proposed subject area. Currently the Center has a single access point onto Row Street and parking agreements with neighboring institutional uses. Additional review should include a transportation impacts analysis. Transitions in height and scale, and other compatibility considerations should be addressed, particularly for the portions of the site adjacent to residential uses.

### Staff Recommendation:

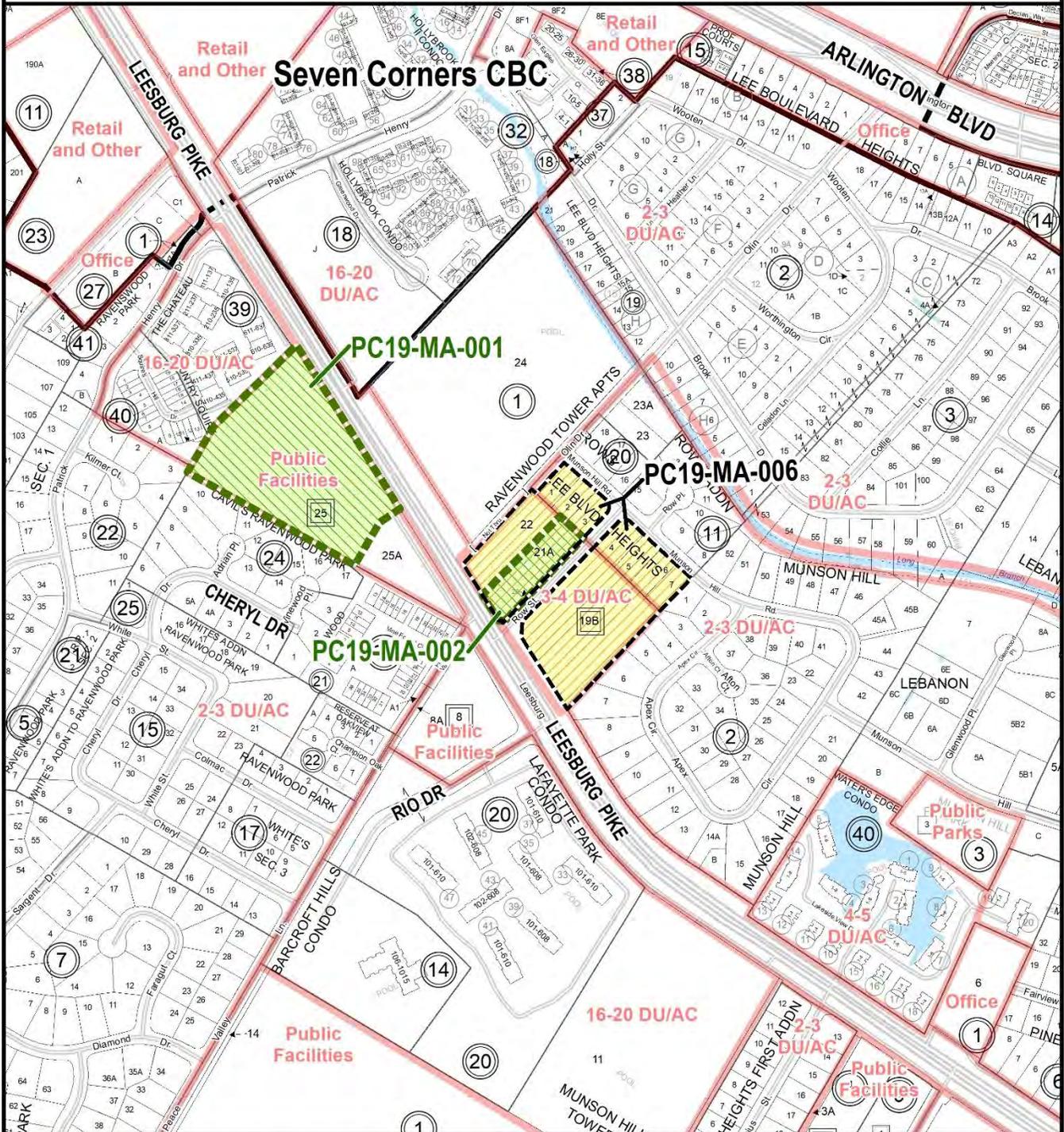
PC19-MA-006 is recommended to be added to the Comprehensive Plan Amendment Work Program in a cumulative assessment with PC19-MA-002 (6152 Leesburg Pike). Currently, the Center serves a significant number of residents living in the area and provides social services to the surrounding community. Additional analyses that includes consideration of PC19-MA-001 and PC19-MA-002 is recommended to assess the cumulative impacts to the planned transportation network along Leesburg Pike (Route 7).

# PC19-MA-006

## Dar Al-Hijrah Islamic Center

SITE-SPECIFIC PLAN AMENDMENT PROCESS  
SOUTH COUNTY

2019-2020



PC19-MA-006



Other 2019 SSPA Nominations



Baseline Plan Recommendation

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP CURRENT TO FEBRUARY 2020

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**MASON DISTRICT TASK FORCE**  
**SSPA TASK FORCE RECOMMENDATION**  
**COMMUNITY SCREENING**

SSPA Item # PC19-MA-006 Dar Al-Hijrah Islamic Center

Date(s) reviewed by Task Force: August 19, 2020

Nominator(s): David Gill

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**SUMMARY TASK FORCE RECOMMENDATION:**

Include nomination on the Plan Amendment Work Program as proposed \_\_\_\_\_

Include a modification of the original nomination on the Plan Amendment Work Program (Modification provided below under Explanation/Comments or attached as a separate page to this document.) X\_\_\_\_\_

Do not include on the Plan Amendment Work Program \_\_\_\_\_

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**VOTE TALLY:**

In favor: 111111111 \_\_\_\_\_ (9)  
Opposed: 111 \_\_\_\_\_ (3)  
Abstentions: 1 \_\_\_\_\_ (1)

Task Force member(s) who recused themselves from the vote:  
Alice Wang

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**TASK FORCE EXPLANATION/COMMENTS:**

- The plan amendment shall require that the new stormwater management system either retain and manage stormwater on site and/or deliver the stormwater to the system east and north of the property. Stormwater shall not increase the stormwater that currently serves or traverses the Ravenwood Park or Lake Barcroft communities.

Task Force Chair: Martin Madorsky

Date: 8/20/20



# PC19-MA-006

## Dar Al-Hijrah Islamic Center



500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP PREPARED FEBRUARY 2020 - AERIAL PHOTO FLIGHT DATE 2019





Address/Tax Map Parcels: 8431, 8453, 8459, 8463, 8465, 8529, 8537, 8541 Richmond Highway; 8500 Greenleaf Street; 106, 222 Denfield Drive; 4116, 4117 Melon Street; 4115 Galen Street; 8537, 8543 Forest Place / Tax Map (TM) Parcels 101-3 ((1)) 28, 29B, 30B1, 30C, 31C, 32, 33; 101-3 ((9)) (1) 1, 2, 3, 4, 5, 500, 501, C1; 101-3 ((9)) (2) B

Nominator: Joe Francone  
 Supervisor District: Mount Vernon  
 Planning Area/District/Special Area: Area IV / Mount Vernon / Richmond Highway Corridor Area, Suburban Neighborhood Area (SNA) between South County Center and Woodlawn Community Business Centers (CBCs) (Land Use Recommendation #3)

Acreage: 25.8 acres

Current Plan Map/Text: Base: Residential use at a density of 5-8 dwelling units per acre (du/ac). Option: Mixed-use comprising 75% residential use at 16-20 du/ac and 25% retail and office use at an intensity of 0.5 floor area ratio (FAR) with substantial parcel consolidation and urban/town center design concept, among other conditions.

Proposed Amendment: Revise adopted plan option for residential use to 20-30 du/ac with neighborhood retail and/or office use representing 5-10% of the total gross square footage, and without substantial parcel consolidation.

Considerations:

The subject area is generally located on the southeast side of Richmond Highway, northeast of Forest Place. The subject area is planned within an SNA, an area predominantly planned for residential uses with some limited community-serving retail uses and redevelopment where appropriate. Infill development is recommended to be of compatible use, type, and intensity with the neighboring properties. The western half of the subject area is developed with two mobile home communities (Engleside Trailer Park and Ray’s Mobile Home Colony) and small-scale retail uses. The eastern half is developed with retail uses and a house of worship.

The nearby properties along Richmond Highway are also located within the same SNA and planned and developed with primarily residential uses, small-scale retail and commercial businesses, and open spaces. The adjacent area to the northeast of the subject area along the same side of Richmond Highway is planned for office and/or retail use up to 0.35 FAR, with building heights up to 40 feet, and developed with the Potomac Square Shopping Center. The adjacent area to the southwest along the same side of Richmond Highway is planned for residential uses at 5-8 du/ac, with an option for retail and/or office uses up to 0.35 FAR, and is developed with the Washington Square Apartments and townhouses. Across Richmond Highway, east of Frye Road is planned for residential use at 16-20 du/ac with an option for mixed-use development up to 0.50 FAR with parcel consolidation, and is developed with the Woodlawn Garden Apartments. The area to the west of Frye Road is developed with townhouses with an option for residential uses at approximately 13 du/ac. The area directly to the south is outside of the Richmond Highway Corridor plan area and is planned and developed with low density residential uses at 2-3 du/ac and open space.

The nomination cites the need for affordable housing and proximity to transit to justify the proposed density. The proposed 20-30 du/ac would be the highest density in the SNA and only a portion of the site is located with a half-mile radius from the planned bus rapid transit station located northeast of the site at South County Center, which is the maximum optimal distance for encouraging ridership and supporting increased density. The nomination also proposes to eliminate the parcel consolidation language from the adopted Plan text, leaving less assurance that the proposed increase in density would lead to a site design that is compatible with and would effectively transition to the surrounding uses or provide adequate space for supportive residential amenities. Corridor-wide recommendations encourage logical and sufficient parcel consolidation to ensure adequate site circulation, buffering, and reduced impacts on adjacent properties related to height and building mass, and to ensure that unconsolidated parcels can develop in conformance with the Plan. At the same time, the Comprehensive Plan notes that determining acceptable locations for higher density will be necessary as part of a strategy to provide more affordable units. Countywide policy also supports the retention of mobile homes as an important source of affordable housing. In such instances, accommodations for the mobile home residents should be made on-site, at adjacent sites, or through substantial relocation assistance.

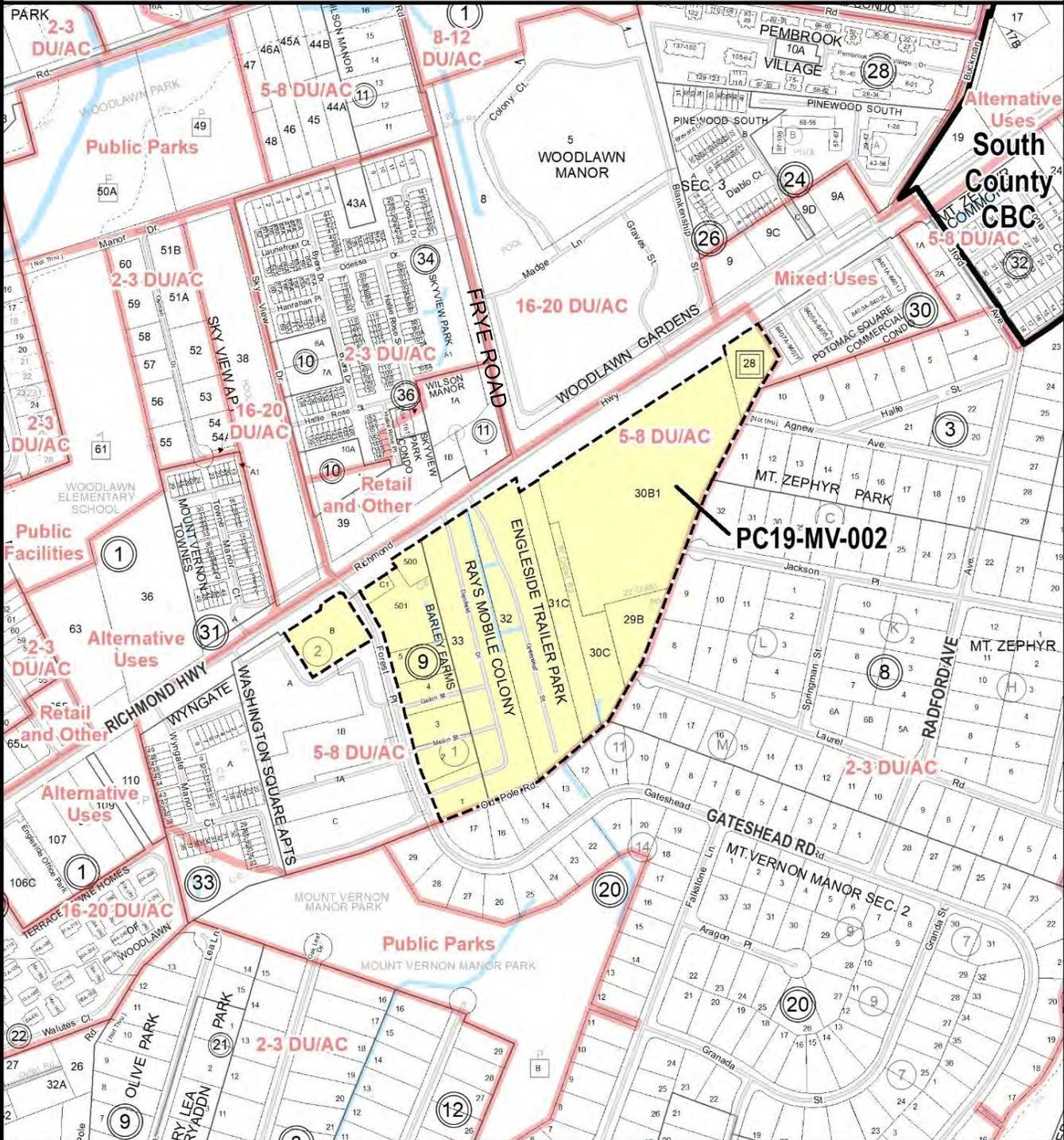
Staff Recommendation:

PC19-MV-002 is recommended to be scheduled on the Comprehensive Plan Amendment Work program, with specific considerations for replacing the existing affordable residential units on-site in the redevelopment on a 1:1 basis. Furthermore, staff only recommends the consideration of a higher density option with substantial, if not full consolidation of the land unit as currently planned in order to ensure a logical planning area for future development and provide sufficient acreage to support the

1:1 replacement of existing affordable units, and does not support the consideration of removing the adopted plan guidance on consolidation.

# PC19-MV-002

## Engleside Trailer Park / Ray's Mobile Home Colony



**PC19-MV-002**

**Baseline Plan Recommendation**

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS MAP CURRENT TO FEBRUARY 2020

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**MOUNT VERNON DISTRICT TASK FORCE**  
**SSPA TASK FORCE RECOMMENDATION**  
**COMMUNITY SCREENING**

SSPA Item #   PC19-MV-002   – Engelside Trailer Park/Ray's Mobile Home Colony

Date reviewed by Task Force:   22 September 2020  

Nominator(s):   Joe Francone  

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**SUMMARY TASK FORCE RECOMMENDATION: FINAL Vote**

*Ellen Young moves the motion in favor of moving this to planning with 20-30 per acreage with 1-to-1 replacement of affordable housing with substantial consolidation.*

*Amendment Mary Paden—tenant participation with compensation. Ellen said NO to the amendment.*

Include nomination on the Plan Amendment Work Program as proposed   6  

Hillary, Katherine, Gretchen, Lynn, Ellen, and Cedric

Include a modification of the original nomination on the Plan Amendment Work Program (Modification provided below under Explanation/Comments or attached as a separate page to this document.)                     

Do not include on the Plan Amendment Work Program                     

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**VOTE TALLY:**

In favor:   6   Hillary, Katherine, Gretchen, Lynn, Ellen, and Cedric

Opposed:   2   Mary Paden & Queenie Cox

Abstentions:                     

Task Force member(s) who recused themselves from the vote:

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**TASK FORCE EXPLANATION/COMMENTS:**

*The landlord has no intention of changing this property. He is only looking at possibilities for the property's use as he looks toward retirement plans long-term from now.*

*Landlord – James Turner looking at retirement plans in the distant future.*

*Developer – Joe Francone and Nominator*

*Queenie—feels that the trailer residents are experiencing a run out of town strategy.*

**Task Force Chair:**   Walter C. Clarke  



**Date:**   22 September 2020  



# PC19-MV-002

## Engleside Trailer Park / Ray's Mobile Home Colony

  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
SOUTH COUNTY  
2019-2020



South  
County  
CBC

PC19-MV-002

RICHMOND HWY

RADFORD AVE

GATESHEAD RD

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP PREPARED FEBRUARY 2020 - AERIAL PHOTO FLIGHT DATE 2019



Address/Tax Map Parcels: 8160, 8162, 8164, 8174, 8178, 8200, 8204, 8208  
Mount Vernon Highway; Tax Map Parcels 101-  
2((1)) 29A, 29C, 29D; 101-4((1)) 20, 21, 22, 23,  
24



Nominator: Dick Labbe, Eastwood Properties, Inc

Supervisor District: Mount Vernon

Planning Area: Area IV

Planning District/Special Area: Mount Vernon/Richmond Highway Corridor, Suburban Neighborhood Area (SNA) between Hybla Valley/Gum Springs and South County Center Community Business Centers (CBCs), Recommendation Area #5

Acreeage: 6.08 acres

Current Plan Map/Text: Residential use at a density of 2-3 dwelling units per acre (du/ac)

Proposed Amendment: Residential use at 5-8 du/ac with parcel consolidation

Considerations:

The subject site is located along the west-side of Mount Vernon Highway, generally south and west of its intersection with Richmond Highway and south and west of Little Hunting Creek. The site is developed with single-family detached residential uses and surrounded by vacant land and commercial properties to the north and northeast along Richmond Highway and Mount Vernon Highway (for example, a gas station, convenience store, and shuttered restaurant) and residential uses at a variety of densities to the west and south. The subject site is planned within Recommendation Area #5, an area generally north of Mount Vernon Highway, south of Richmond Highway, and east of the Mount Vee townhouse subdivision. The overall plan for Recommendation Area #5 calls for residential use of 5-8 du/ac. The Plan recommends higher density at 8-12 du/ac if substantial consolidation of the area is achieved, and that density should taper from Richmond Highway to Mount Vernon Highway with effective buffering and screening to the south. Development along Mount Vernon Highway, including the subject site, should be limited to single-family detached houses at 2-3 du/ac.

The nomination proposes to modify the plan text for Recommendation Area #5 along Mount Vernon Highway by increasing the residential density from 2-3 du/ac to 5-8 du/ac, citing the Richmond Highway Corridor-wide guidance that encourages the SNAs to remain predominantly residential in character and redevelopment to occur where appropriate, as justification for the proposal. However, the nomination, as proposed, would effectively harvest planned units from elsewhere in Recommendation Area #5 (shown in yellow on the attached map), including areas along Richmond Highway, which would be counter to the goal of concentrating density near the highway.

At the same time, the additional properties subject to this residential redevelopment option in Recommendation Area #5 are affected to a varying degree by the ongoing Richmond Highway Corridor Improvement Project (RHCIP) from Jeff Todd Way to Napper Road, which is currently in the design phase. The RHCIP proposes realignment of the intersection of Mount Vernon Highway and Richmond Highway southwest of its current location, as shown on the map on the following page. The corridor-wide guidance recommends that consolidations of land for redevelopment occur in neighborhoods along the corridor only when the site layout can support reasonable and appropriate redevelopment and establish effective transitions to stable neighborhoods through compatible land use, intensity, and scale. Considering the road improvements in the area and the effect on nearby properties, assessing alternative options for the subject site and the additional properties in Recommendation Area #5 may result in opportunities for more compatible development.

Staff Recommendation:

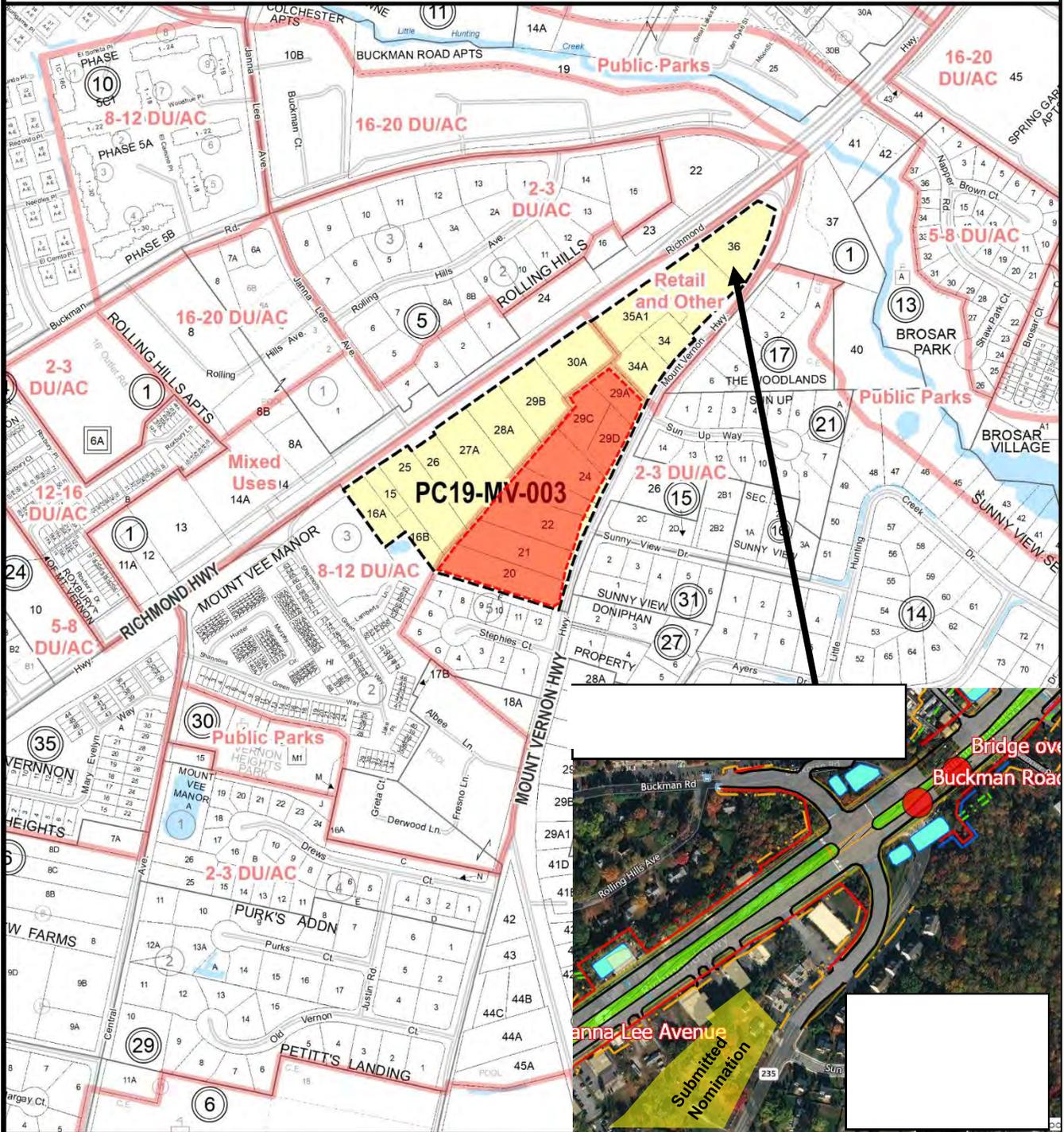
PC19-MV-003 is recommended to be added to the Comprehensive Plan Amendment Work Program as part of an evaluation of the recommended land use and density planned in Recommendation Area #5. The nomination warrants further consideration relative to the goals for the SNA, including compatible land uses, establishing effective transitions from Richmond Highway to the surrounding stable neighborhoods, and opportunities for affordable housing, among other considerations. Expanding the study area to include all the parcels in Recommendation Area #5 would ensure planned density along Richmond Highway is not inadvertently reduced.

# PC19-MV-003

## 8160 - 8208 Mount Vernon Hwy

SITE-SPECIFIC PLAN AMENDMENT PROCESS  
SOUTH COUNTY

2019-2020



Staff Recommended Expansion

Submitted Nomination

Baseline Plan Recommendation

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP CURRENT TO JUNE 2020

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This form was revised following publication of the staff report to reflect the final task force vote.

**MOUNT VERNON DISTRICT TASK FORCE**  
**SSPA TASK FORCE RECOMMENDATION**  
**COMMUNITY SCREENING**

SSPA Item # PC19-MV-003 – 8106-8208 Mount Vernon Highway

Date reviewed by Task Force: 9-15-2020

Nominator(s): Mr. Dick Labbe/Eastwood Properties

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**SUMMARY TASK FORCE RECOMMENDATION:**

Include nomination on the Plan Amendment Work Program as proposed \_\_\_\_\_

Include a modification of the original nomination on the Plan Amendment Work Program  
(Modification provided below under Explanation/Comments or attached as a separate page to  
this document.) X

Do not include on the Plan Amendment Work Program \_\_\_\_\_

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**VOTE TALLY:**

In favor: 10  
Opposed: 0  
Abstentions: \_\_\_\_\_

Task Force member(s) who recused themselves from the vote:

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**TASK FORCE EXPLANATION/COMMENTS:**

Task Force recommended adding to Work Program consistent with Staff recommendation to  
enlarge subject area to include all of Land Unit #5.

Task Force Chair: 

Date: 9/15/2020



# PC19-MV-003

## 8160 - 8208 Mount Vernon Hwy



SITE-SPECIFIC PLAN AMENDMENT PROCESS  
SOUTH COUNTY

2019-2020



500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP PREPARED FEBRUARY 2020 - AERIAL PHOTO FLIGHT DATE 2019



Address/Tax Map Parcels: 5801 North Kings Highway  
 Tax Map Parcels 83-3 ((1)) 88D and 83-1 ((1)) 17E  
 Nominator: Mark Viani, Bean, Kinney, & Korman, P.C.  
 Supervisor District: Mount Vernon  
 Planning Area: Area IV  
 Planning District/Special Area: Mount Vernon District / MV-1 Huntington Community Planning Sector / Huntington Transit Station Area (TSA) and Transit Development Area (TDA) (Land Unit E)  
 Acreage: 29.2 acres



Current Plan Map/Text: Public facilities on Huntington Metrorail Station area (Parcel 17E) and office, residential, retail, and/or hotel mixed-use on Parcel 88D, planned as part of a larger development with areas to the south and east. Air rights over the Metrorail station are recognized as having long-term development potential.

Proposed Amendment: Mixed-use up to 1.5 Floor Area Ratio (FAR)[1.8 million square feet (sf)], including: public facilities for Huntington Metrorail Station, 360,000 sf office/retail use, and 2,250-2,350 dwelling units on subject parcels in low, mid, and high-rise buildings between 55 and 200 feet in height.

Considerations:

The subject parcels include the Huntington Metrorail station and planned Bus Rapid Transit station, along with associated surface and structured parking and vacant land immediately surrounding the station, east of North Kings Highway and south of Huntington Avenue. A portion of Parcel 88D is approved for a 250,000 sf office building under the current plan recommendation and has yet to be constructed. The subject parcels are located in Land Unit E of the Huntington Community Planning Sector and Huntington Transit Station Area (TSA), which is planned in conjunction with Land Unit F for a total development potential of office use at 250,000 sf, retail use at 30,000 sf, residential use at 600 units, hotel use with 200 rooms or 250 additional dwelling units, as well as adjacent Tax Map Parcel 83-1 ((7)) 1A, which is vacant and planned for office use. The areas to the south are developed with multifamily residential units under this development plan, and areas to the west across North Kings Highway and to the east are developed with detached homes. The shopping center to the southwest is planned for transit-oriented mixed-use redevelopment up to 2.15 FAR. The adjacent Huntington Club Condominiums to the northwest is planned for transit-oriented mixed-use redevelopment up to 3.5 FAR.

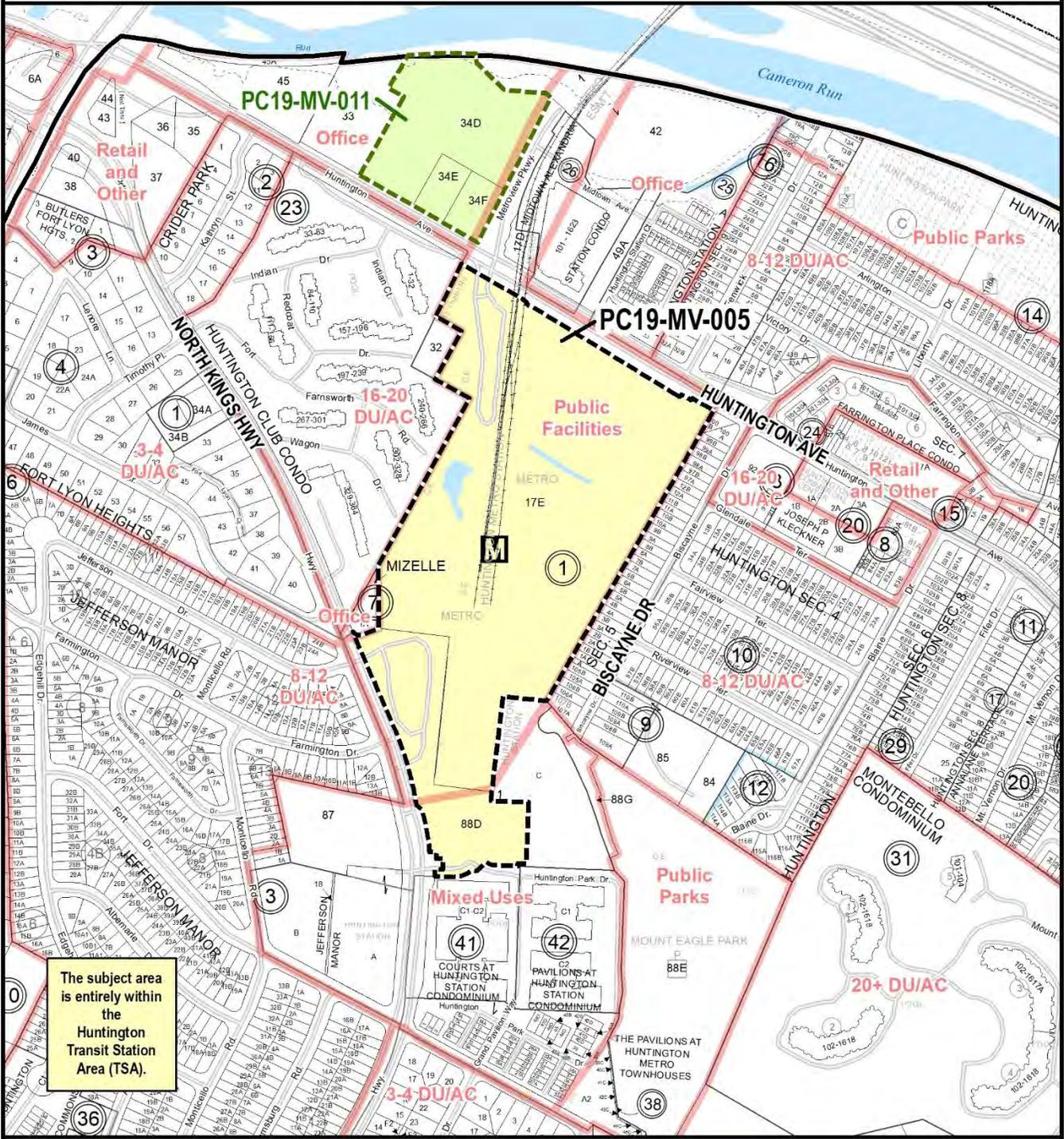
The Comprehensive Plan recommendations for the Huntington TSA are based on the concept of concentrating redevelopment to a limited area (the TDA) within a 5 to 7-minute walk of the Metrorail station. The TDA is considered the most proximate area to the Metrorail station and offers the most viable opportunities for development and redevelopment; the area is, therefore, recommended for the highest densities of mixed-use development to optimize transit ridership. The county’s Guidelines for Transit-Oriented Development (TOD) endorse higher intensities close to rail transit stations, and where feasible, above rail transit stations, in order to help meet county goals related to the production of affordable housing and employment opportunities, urban streetscape design and connectivity, and the provision of transportation alternatives to single occupancy vehicles. The adopted Huntington plan recommends that development projects within the TSA and TDA provide a balanced mix of uses in order to encourage a critical mass of pedestrian activity, accommodate future residential and employment growth, mitigate vehicular traffic by encouraging off-peak and reverse commuting patterns, and consolidate land and/or coordinate development plans with adjacent development to achieve Comprehensive Plan objectives.

Staff Recommendation:

PC19-MV-005 is recommended to be added to the Comprehensive Plan Amendment Work Program. The nomination aligns in concept with the principles of higher intensity, mixed-use development proximate to transit and warrants further study. The nomination should be evaluated relative to the Huntington TSA and countywide goals, such as TOD, affordable housing, and mitigation of transportation impacts. Parcel 83-1 ((7)) 1A is recommended to be included in the planning study in order to effectively coordinate with this residual, undeveloped parcel also in Land Unit E.

# PC19-MV-005

## Huntington Metro Station



  **PC19-MV-005**    
   **Other 2019 SSPA Nominations**    
   **Baseline Plan Recommendation**



PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
 MAP CURRENT TO FEBRUARY 2020

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**MOUNT VERNON DISTRICT TASK FORCE**  
**SSPA TASK FORCE RECOMMENDATION**  
**COMMUNITY SCREENING**

SSPA Item # PC19-MV-005 - Huntington Metro Station

Date reviewed by Task Force: 9-15-2020

Nominator(s): Mark Viani on behalf of WMATA

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**SUMMARY TASK FORCE RECOMMENDATION:**

Include nomination on the Plan Amendment Work Program as proposed: X

Include a modification of the original nomination on the Plan Amendment Work Program  
(Modification provided below under Explanation/Comments or attached as a separate page to  
this document.) \_\_\_\_\_

Do not include on the Plan Amendment Work Program \_\_\_\_\_

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**VOTE TALLY:**

In favor: 11  
Opposed: 0  
Abstentions: \_\_\_\_\_

Task Force member(s) who recused themselves from the vote:

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**TASK FORCE EXPLANATION/COMMENTS:**

Task Force Chair: 

Date: 9-15-2020



# PC19-MV-005

## Huntington Metro Station



The subject area is entirely within the Huntington Transit Station Area (TSA).

500 FEET



Address/Tax Map Parcel: 10208 Old Colchester Road  
 Tax Map (TM) Parcel 113-2 ((1)) 53

Nominator: Gifford Hampshire, Blankingship & Keith P.C.  
 Supervisor District: Mount Vernon  
 Planning Area: Area IV  
 Planning District/Special Area: Lower Potomac Planning District / Lorton – South Route 1 Suburban Center  
 Lorton-South Route 1 (LP2) Community Planning Sector, Sub-unit H4

Acreeage: 1.21 acres of a total 9.38-acre parcel

Current Plan Map/Text: Residential uses at 0.2 – 0.5 dwelling units per acre (du/ac)



Proposed Amendment: Modify boundaries between LP2 Lorton-South Route 1 (LP2) Community Planning Sector Sub-units F2 and H4 to move a 1.21-acre portion of Sub-unit H4 to Sub-unit F2. The modification of the planning sector boundary would amend the plan recommendation for the nominated area of the site from the adopted low-density residential use to industrial use to accommodate a septic field for the adjoining property at 10125 Giles Run Road.

Considerations:

The subject site is a land-locked, largely wooded parcel in the Lorton-South Route 1 Suburban Center. A review of historical aerial imagery indicates that industrial uses on adjacent properties to the north and west appear to have encroached on portions of the subject site over time. The site is located in Sub-unit H4 of the LP2-Lorton-South Route 1 Community Planning Sector, which is planned for residential use at 0.2 – 0.5 du/ac with recommendations to provide substantial buffering from the adjacent industrial uses to the west in Sub-unit F2. Properties immediately abutting the site to the south are similarly planned for residential uses at 0.2 – 0.5 du/ac and developed with low-density single-family houses.

The property to the west of the subject site at 10125 Giles Run Road (TM Parcel 113-2 ((3)) D2) is developed with industrial uses (truck and container storage related to an excavation business), is under related ownership to the subject site, and currently has outstanding violations from the Fairfax County Department of Planning and Development and Health Department due to the lack of an approved site plan and septic service, respectively. The nomination of 1.21-acres on the subject site is being pursued in order to remedy the Health Department violation. The nomination proposes to redraw the sub-unit boundary line and replan the site for industrial use, which would prepare for a future rezoning application to the I-6 District (Heavy Industrial District), a potential lot line adjustment, and the construction of a septic field to serve the adjoining industrial property. This creation of a septic field would provide an avenue for the review of a site plan on the adjoining industrial property and 1.2 acres of the subject site.

The adopted LP2 Community Planning Sector-wide plan text calls for the protection of stable neighborhoods from encroachment by commercial, industrial, higher density residential projects or other disruptive land uses and buffering of residential areas from abutting and otherwise intrusive uses that have odor, noise, and visual impacts. Additionally, the Sub-unit H4 recommendations call for substantial buffering and screening between the adjacent industrial uses and low-density residential uses in order to minimize potential use conflicts. Given the proposed location of the septic field (see attached map and aerial photograph inset), the construction would likely result in the significant reduction or removal of an existing tree line that currently separates the industrial and low-density residential uses and constitutes the buffer that the Plan envisions to remain.

Staff Recommendation:

PC19-MV-006 is not recommended to be added to the Comprehensive Plan Amendment Work Program. The nomination would expand the boundaries of the industrial use recommendation, and conflicts with recommendations for the sub-unit regarding buffering the planned low-density residential use from the adjacent industrial uses.



This form was revised following publication of the staff report to reflect the final task force vote.

**MOUNT VERNON DISTRICT TASK FORCE**  
**SSPA TASK FORCE RECOMMENDATION**  
**COMMUNITY SCREENING**

SSPA Item # PC19-MV-006 – 10208 Old Colchester Road

Date reviewed by Task Force: September 15, 2020

Nominator(s): Mr. Gifford R. Hampshire/Blankenship and Keith, PC

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**SUMMARY TASK FORCE RECOMMENDATION:**

Include nomination on the Plan Amendment Work Program as proposed \_\_\_\_\_

Include a modification of the original nomination on the Plan Amendment Work Program  
(Modification provided below under Explanation/Comments or attached as a separate page to  
this document.) \_\_\_\_\_

Do not include on the Plan Amendment Work Program X

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**VOTE TALLY:**

In favor: 8  
Opposed: 2  
Abstentions: \_\_\_\_\_

Task Force member(s) who recused themselves from the vote:

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**TASK FORCE EXPLANATION/COMMENTS:**

Mason Neck Civic Association opposed to nomination.

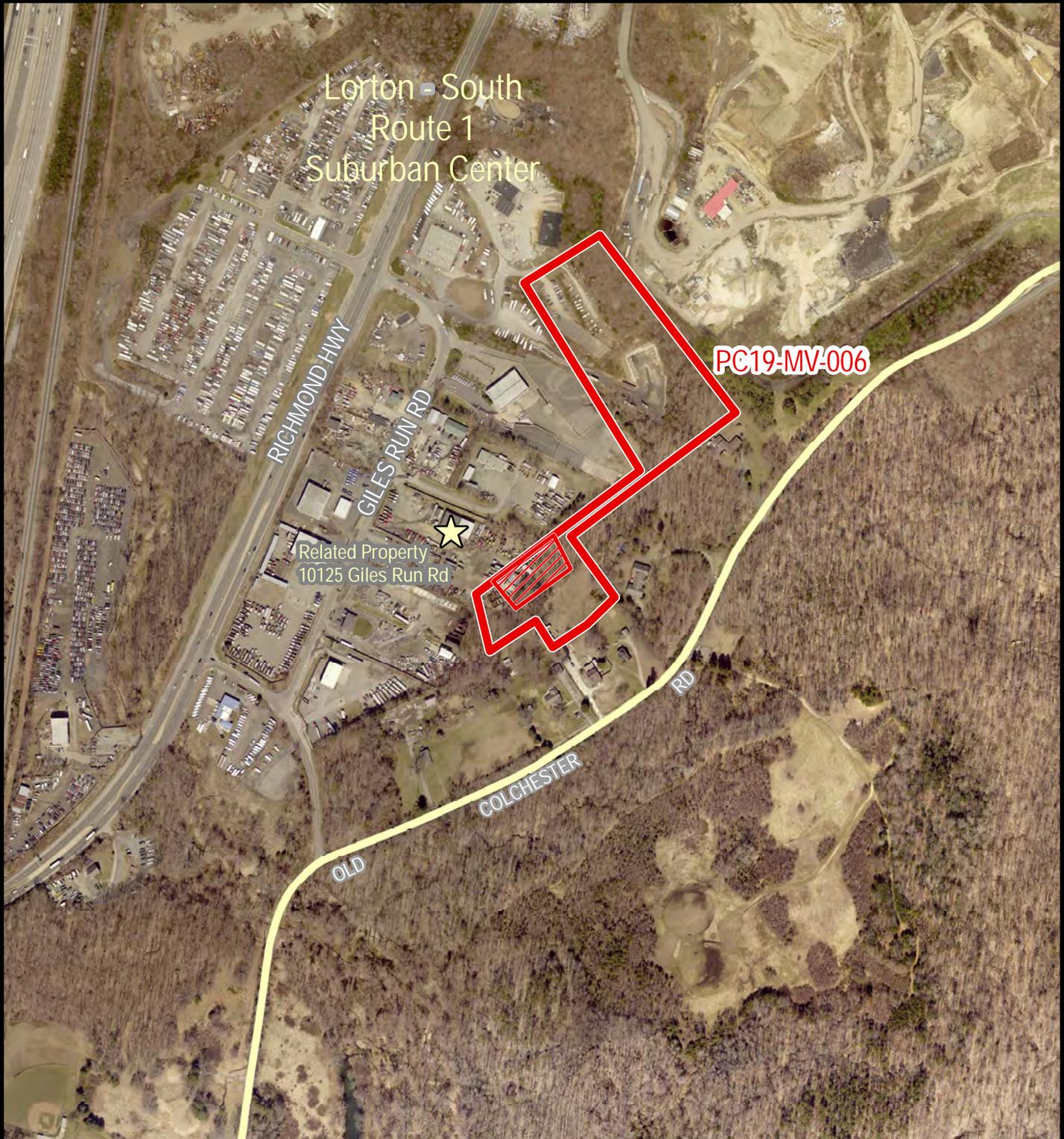
Task Force Chair: 

Date: 9-15-2020



# PC19-MV-006

## 10208 Old Colchester Rd



Lorton - South  
Route 1  
Suburban Center

PC19-MV-006

★  
Related Property  
10125 Giles Run Rd

RICHMOND HWY

GILES RUN RD

COLCHESTER RD

OLD

500 FEET



Address/Tax Map Parcels:	2806 Popkins Lane Tax Map (TM) Parcel 93-1 ((1)) 7	
Nominator:	Sheri Akin, AICP, McGuire Woods LLP	
Supervisor District:	Mount Vernon	
Planning Area:	Area IV	
Planning District:	Mount Vernon, Groveton Community Planning Sector, Recommendation #1	
Acreage:	5.57-acre total; residential use proposed on 4.2 acres	
Current Plan Map/Text:	Text: Residential use at 3 – 4 dwelling units per acre (du/ac); Comprehensive Land Use Plan Map shows residential use at 2 – 3 du/ac	
Proposed Amendment:	Residential use at 5 – 8 du/ac, yielding up to 33 townhomes	

The subject site is developed with a Verizon switching station and vacant, wooded land. The property is approximately one-quarter mile east of Richmond Highway. The planned Bus Rapid Transit (BRT) stations along Richmond Highway at Beacon Hill Road and at Lockheed Boulevard are located approximately 0.7 miles from the current access point on Popkins Lane. The site is designated as a Suburban Neighborhood by the Concept for Future Development and planned as part a Plan recommendation for Memorial Heights that states that residential infill should be developed at 3 – 4 du/ac, compatible with the surrounding land uses. The Plan Map shows a density of 2 – 3 du/ac at the baseline level. Suburban Neighborhoods contain a broad mix of residential densities, are planned for little to no change in land use, and recommend that infill development be of compatible use, type, and intensity with the surrounding areas.

The properties to the north and west of the parcel are located in the Memorial Heights neighborhood and planned for residential use at 3 – 4 du/ac. These properties are developed as single-family detached homes, many of which are sited on smaller lots than would otherwise be developed under the density range recommended in the adopted plan. Property to the south of the parcel and Popkins Lane is planned for institutional use and developed as Bryant High School.

The areas to the east of the property are generally planned for residential uses at 2 – 3 du/ac; however, a community of 14 townhouses directly to the east of the subject parcel along Popkins Lane is planned for 3 – 4 du/ac and developed at approximately 8 du/ac. This higher density was approved consistent with a site-specific plan recommendation for residential use at 5 – 8 du/ac providing all units for moderate income households, and with proffers approved with the rezoning case ensuring that the homes would be sold at the moderate-income housing level and that a recreational area would be developed for the residents. The site-specific recommendation was removed from the Plan during the Planning Horizons effort in 1991.

The nomination proposes to retain the existing switching station on approximately 1.3 acres and subdivide the remaining 4.2 acres for the development of townhouses. The nomination cites the proximity to the Beacon/Groveton Community Business Center, the development style of the townhouses to the east, and need for housing in the county as justification for the request. Except for the property immediately to the east, the proposed density would be higher than the surrounding planned densities and the majority of the existing uses to the north, west, and east. Depending on the proposed points of access, the site location is either at or slightly beyond a half-mile travel distance from the nearest planned BRT stations, which is the maximum optimal distance for encouraging transit ridership. Countywide policies support considering increased density in certain locations to encourage the development of affordable units. Absent site-specific Plan guidance, however, the proposed density on the subject site would not yield a unit count that would ensure commitments to the provisions for affordable dwelling units, and the location in a Suburban Neighborhood would not ensure commitments to workforce housing.

Staff Recommendation:

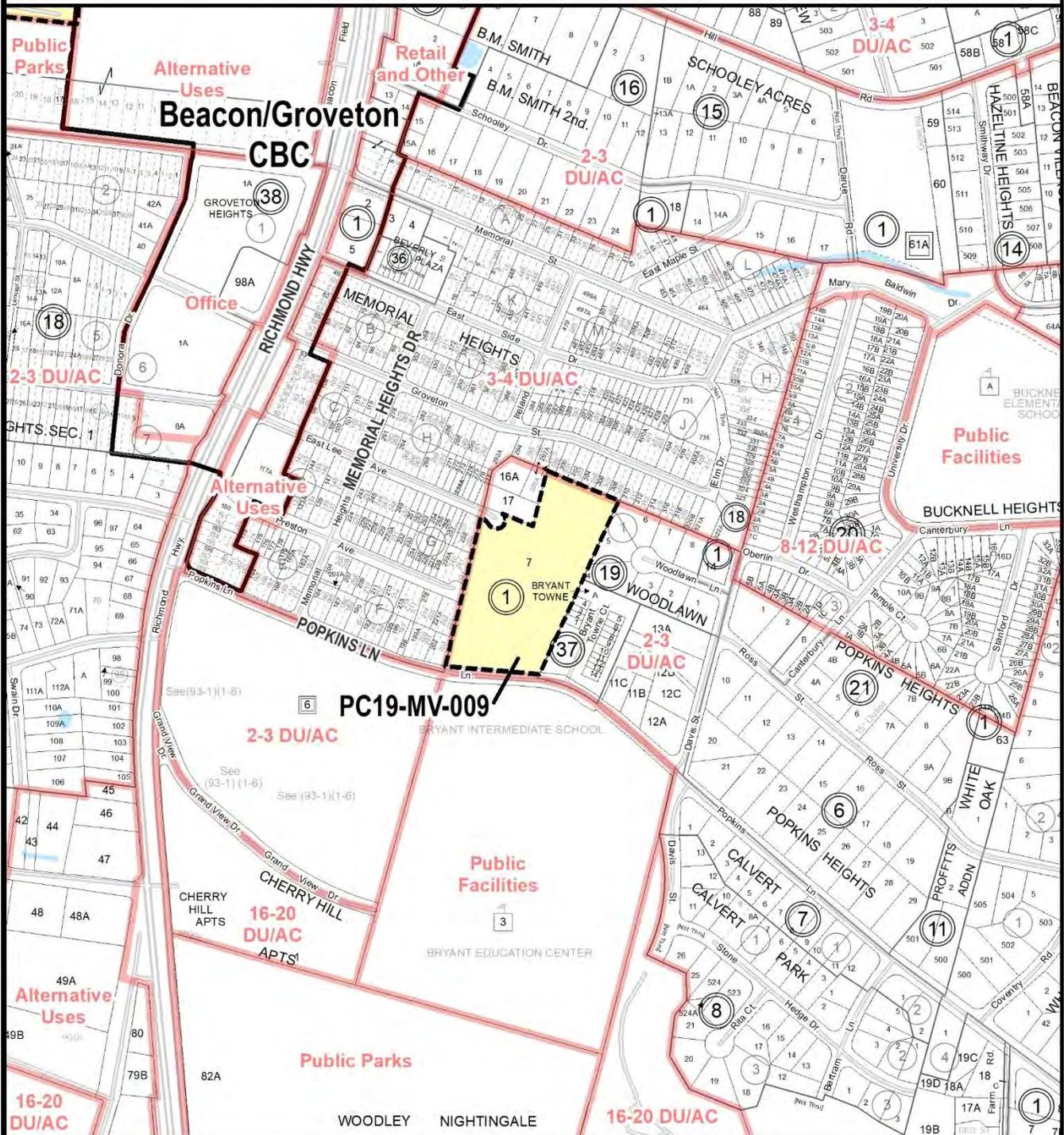
PC19-MV-009 is recommended to be added to the Comprehensive Plan Amendment Work Program with consideration for a significant percentage of affordable and/or workforce dwelling units in the development. The adopted Plan currently recommends a residential density that would be consistent with the planned densities to the west and would transition to the lower densities generally located to the east. However, the achievement of other county policy objectives, such as affordable and workforce housing, through the proposed increase in density warrants additional consideration of the nomination. Compatibility with surrounding neighborhoods, including Memorial Heights, and access from Popkins Lane should be carefully considered during the review.

# PC19-MV-009

## 2806 Popkins Lane

SITE-SPECIFIC PLAN AMENDMENT PROCESS  
SOUTH COUNTY

2019-2020



 **PC19-MV-009**

 **Baseline Plan Recommendation**

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP CURRENT TO FEBRUARY 2020

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**MOUNT VERNON DISTRICT TASK FORCE**  
**SSPA TASK FORCE RECOMMENDATION**  
**COMMUNITY SCREENING**

SSPA Item # PC19-MV-009 – 2806 Popkins Lane

Date reviewed by Task Force: 9-15-2020

Nominator(s): Sheri Akin, McGuire Woods, LLP

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**SUMMARY TASK FORCE RECOMMENDATION:**

Include nomination on the Plan Amendment Work Program as proposed: X

Include a modification of the original nomination on the Plan Amendment Work Program  
(Modification provided below under Explanation/Comments or attached as a separate page to  
this document.) \_\_\_\_\_

Do not include on the Plan Amendment Work Program \_\_\_\_\_

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**VOTE TALLY:**

In favor:         7    
Opposed:         3    
Abstentions:         

Task Force member(s) who recused themselves from the vote:

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**TASK FORCE EXPLANATION/COMMENTS:**

Task force motion to include on the Work Program with specific considerations for workforce housing.

Task Force Chair: \_\_\_\_\_



Date: 9/15/2020



# PC19-MV-009

2806 Popkins Lane



SITE-SPECIFIC PLAN AMENDMENT PROCESS  
SOUTH COUNTY

2019-2020



Beacon/Groveton  
CBC

RICHMOND HWY

PC19-MV-009

POPKINS LN

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP PREPARED FEBRUARY 2020 - AERIAL PHOTO FLIGHT DATE 2019

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Address/Tax Map Parcels:	2550 Huntington Avenue; Tax Map Parcels 83-1 ((1)) 34D, 34E, and 34F
Nominator:	Lynne Strobel, Walsh, Colucci, Lubeley & Walsh, P.C.
Supervisor District:	Mount Vernon
Planning Area:	Area IV
Planning District/Special Area:	Mount Vernon District / MV-1 Huntington Community Planning Sector / Huntington Transit Station Area (TSA) and Transit Development Area (TDA), Land Unit G
Acreeage:	6.04 acres
Current Plan Map/Text:	Mix of residential, office, and restaurant/retail uses at an intensity of 2.0 - 3.0 Floor Area Ratio (FAR) and a maximum height of 165 feet. Residential use component limited to one-half of the total development.
Proposed Amendment:	Option to remove the limitation on residential development and recommend up to 100% residential development. Potential for senior housing or assisted living facilities. Proposed to potentially develop in coordination with office use on adjacent Parcel 83-1 ((1)) 33, located to the west of the nomination site.



### Considerations:

The subject parcels include an existing multifamily residential development (The Parker) and a temporary park space planned and approved for office and other non-residential uses located on the north side of Huntington Avenue. The site is located to the north of the Huntington Metrorail station and a planned Bus Rapid Transit station. Cameron Run abuts the site to the north, an office building abuts to the west, and the elevated Yellow Line Metrorail track abuts to the east across Metroview Parkway.

The site is planned within Land Unit G of the Huntington TSA and TDA. The Comprehensive Plan recommendations for the Huntington TSA are based on the concept of concentrating redevelopment to a limited area (the TDA) within a 5 to 7-minute walk of the Metrorail station. The TDA is considered the most proximate area to the Metrorail station and offers the most viable opportunities for development and redevelopment; the area is, therefore, recommended for the highest densities of mixed-use development to optimize transit ridership. The county's Guidelines for Transit-Oriented Development (TOD) endorse higher intensities close to rail transit stations in order to help meet county goals related to the production of affordable housing and employment opportunities, urban streetscape design and connectivity, and the provision of transportation alternatives to single occupancy vehicles. Both the adopted Huntington plan and the TOD Guidelines recommend that development projects within the TSA provide a balanced mix of uses in order to encourage a critical mass of pedestrian activity, accommodate future residential and employment growth, and mitigate vehicular traffic by encouraging off-peak and reverse commuting patterns.

The adjacent Huntington Club Condominiums property to the south was subject to a plan amendment that provided a transit-oriented mixed-use redevelopment option up to 3.5 FAR [Plan Amendment (PA) Adopted No. 2017-05]. The office development to the west was subject to Plan amendment providing a mixed-use redevelopment up to 3.0 FAR (PA Adopted No. 2017-04). Both properties have frontage of Huntington Avenue, similar to the subject property, and the adopted redevelopment options include residential and non-residential mixed-use to support the critical mass of office uses and provide housing options in the area. Sites nearest to Metrorail stations are considered the best positioned to support the County goals of effectively leveraging mixed-use development, including office use, to create jobs and housing near high frequency transit and increase transit ridership.

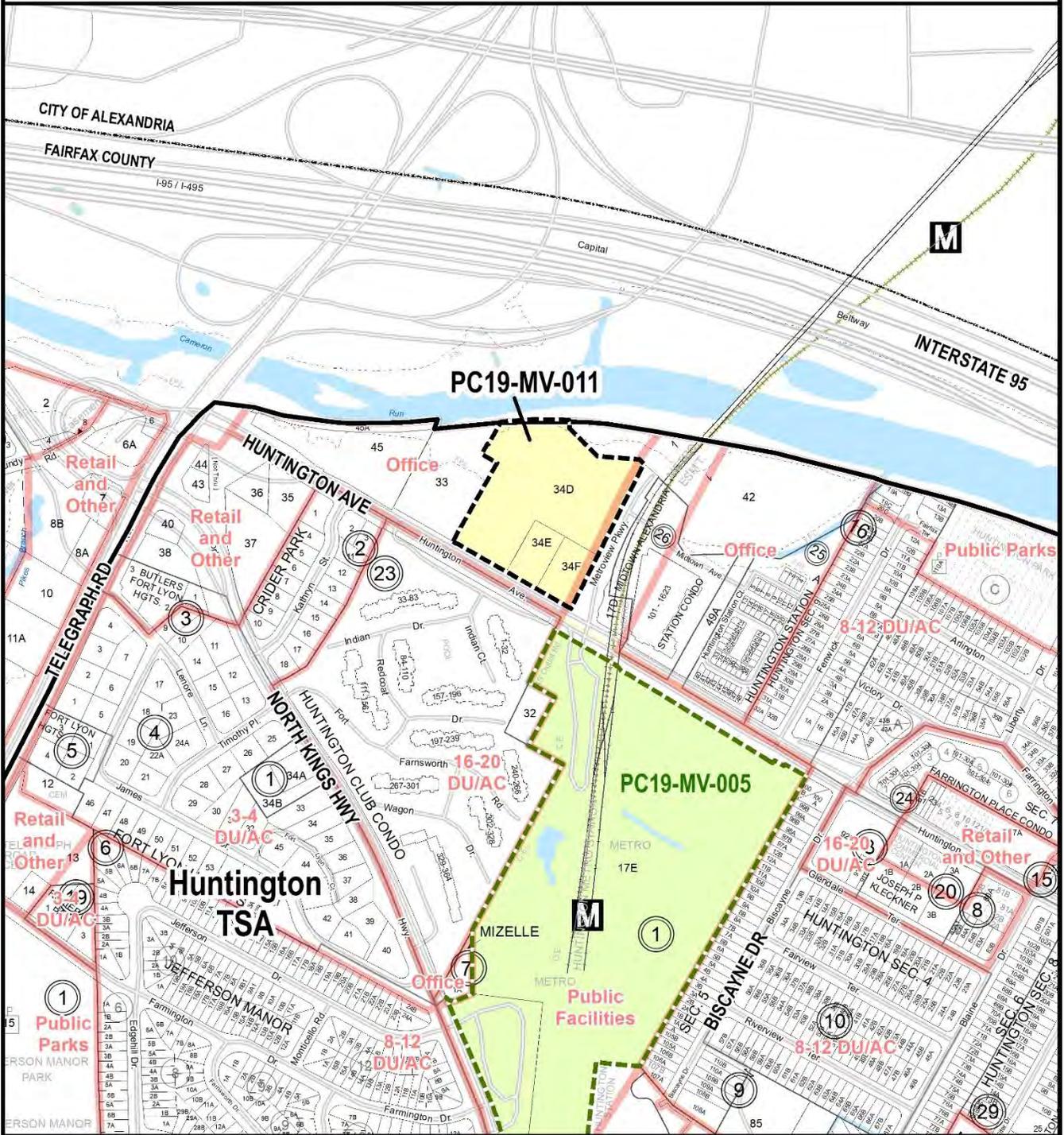
### Staff Recommendation:

PC19-MV-011 is recommended to be added to the Comprehensive Plan Amendment Work Program. The planned mix of uses warrants further consideration as they relate to the goal of creating a vibrant mix of land uses; however, staff remains concerned that the nomination could create the potential for residential-only or limited commercial uses on the subject parcels, which may be counter to the employment goals for the area. Review of the nomination should be informed by an analysis of the office market in the Huntington and nearby North Gateway area.

# PC19-MV-011

## 2550 Huntington Avenue

  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
SOUTH COUNTY  
2019-2020



 **PC19-MV-011**     **Other 2019 SSPA Nominations**     **Baseline Plan Recommendation**

 500 FEET    PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS MAP CURRENT TO FEBRUARY 2020    

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This form was revised following publication of the staff report to reflect the final task force vote.

**MOUNT VERNON DISTRICT TASK FORCE**  
**SSPA TASK FORCE RECOMMENDATION**  
**COMMUNITY SCREENING**

SSPA Item #: PC19-MV-011 – 2550 Huntington Avenue

Date reviewed by Task Force: 9-15-2020

Nominator(s): Lynn Strobel, Walsh Colucci, LLC

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**SUMMARY TASK FORCE RECOMMENDATION:**

Include nomination on the Plan Amendment Work Program as proposed   X  

Include a modification of the original nomination on the Plan Amendment Work Program (Modification provided below under Explanation/Comments or attached as a separate page to this document.):

Do not include on the Plan Amendment Work Program \_\_\_\_\_

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**VOTE TALLY:**

In favor:   7    
Opposed:   3    
Abstentions: \_\_\_\_\_

Task Force member(s) who recused themselves from the vote:

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**TASK FORCE EXPLANATION/COMMENTS:**

Task Force Chair: 

Date: 9-15-2020



# PC19-MV-011

## 2550 Huntington Avenue



500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS

MAP PREPARED FEBRUARY 2020 - AERIAL PHOTO FLIGHT DATE 2019

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Address/Tax Map Parcels: 3100 Southgate Drive  
 Tax Map Parcels 92-2 ((1)) 16A, 16D and 16E

Nominator: Evan Pritchard

Supervisor District: Lee  
 Planning Area / District: Area IV / Mount Vernon, MV2-Hybla Valley Community Planning Sector

Acreage: 36.7 acres

Current Plan Map/Text: Residential use at 16-20 dwelling units per acre (du/ac)

Proposed Amendment: Incorporate the subject area into the Beacon/Groveton Community Business Center (CBC) in anticipation of the planned Bus Rapid Transit (BRT) station and a potential expansion of Metrorail to the CBC. The nomination proposes residential use at a density of 65-75 du/ac with maximum building heights of three to seven stories.



**Considerations:**

The subject site consists of the Beacon Hill Apartments complex, which is developed with 734 low-rise multifamily residential units and is located east of South Kings Highway and west of the Target shopping center and Beacon Center in the Richmond Highway Corridor. The subject site is bordered by Lenclair Park and single-family detached homes to the south and southwest, single-family detached homes to the north and northwest, and a cemetery across South Kings Highway further to the northwest. The majority of the site is located within a half-mile of the planned BRT station at Beacon Hill Road and Richmond Highway, and is proximate to a potential Metrorail station. The site is planned for and developed at a density of 16-20 du/ac and is designated as Suburban Neighborhood on the Comprehensive Plan’s Concept for Future Development. Suburban Neighborhoods contain a broad mix of residential densities and are planned for little to no change in land use. Infill development is recommended to be of compatible use, type, and intensity with the surrounding areas. Immediately to the east of the subject site, Land Unit A in the Beacon/Groveton CBC, is planned as a Town Center for the Richmond Highway Corridor with a maximum of 3,500 dwelling units and 720,000 square feet of nonresidential development. The Plan recommends that the greatest building heights and scale in the CBC should be concentrated near the BRT station and taper down toward the surrounding neighborhoods to effectively transition development intensity and limit adverse impacts on the character and stability of those adjacent neighborhoods. Building heights up to six stories are recommended at the edge of the CBC that adjoins the subject site. The existing three and four-story multifamily buildings on the subject site serve as part of the transition to the lower density neighborhoods to the west and south.

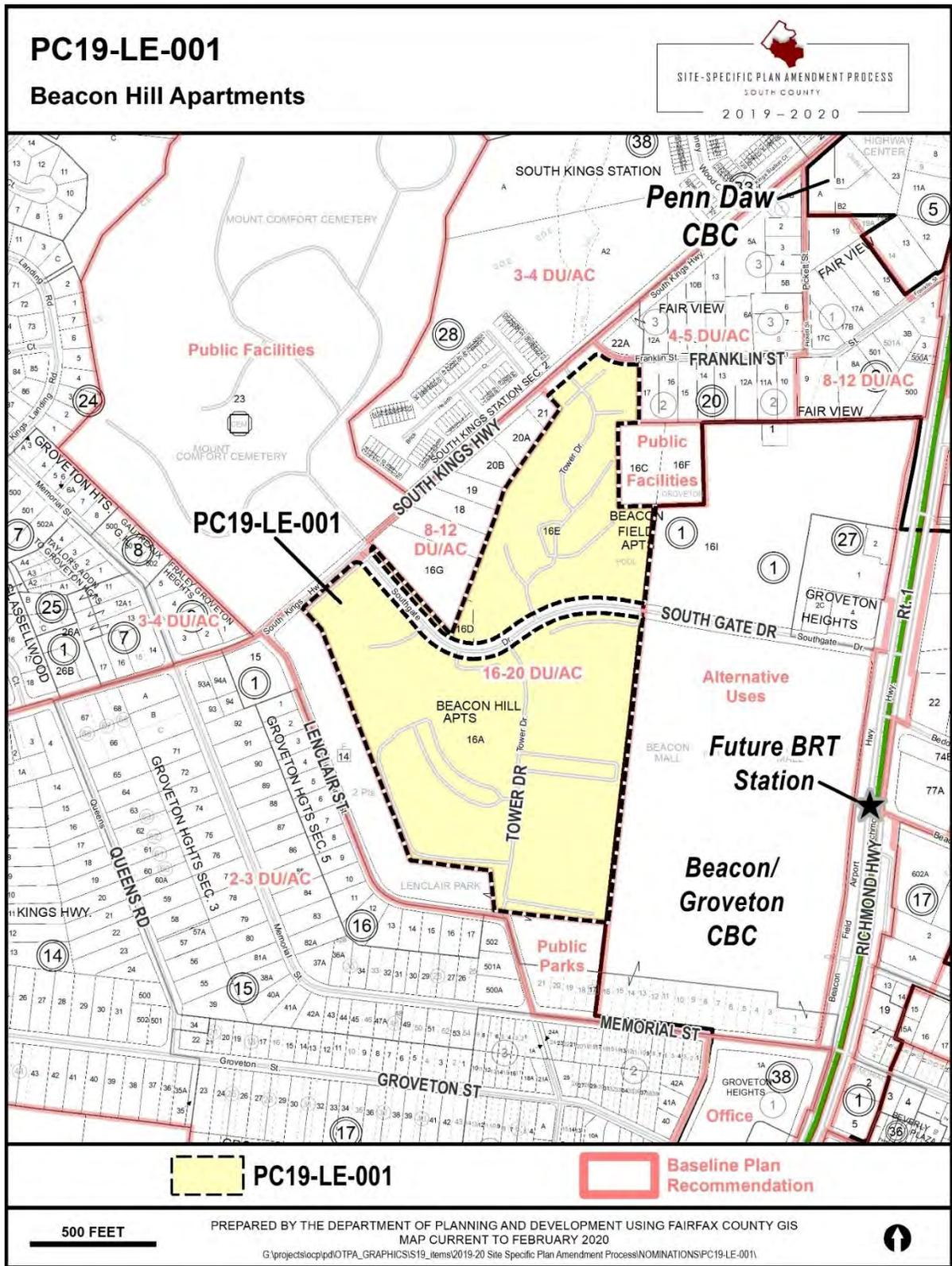
The nomination proposes to increase residential development potential on the site by a factor of four, to a total of 2,746 units (2.75 million square feet), and to expand the Beacon/Groveton CBC boundary, citing a need to provide additional residents to support the planned commercial uses in the CBC, create additional housing options, and extend the grid of streets from the CBC. The proposed concept for the nomination includes building heights up to seven stories across the majority of the site, tapering down to three stories along the western boundary adjacent to single-family homes, and suggests utilizing the abutting Lenclair Park as a buffer area to the south. Also, the Plan recommends that existing market-rate affordable dwelling units be preserved, and the existing apartments constitute a stock of affordable market-rate units.

The adopted plan envisions additional development within the CBC under a Plan option when a funding agreement is approved for the extension of the Yellow Line Metrorail to Beacon/Groveton CBC and an additional transportation analysis is conducted. A pending planning study currently listed on the Plan amendment work program will evaluate the effect of the planned Metrorail extension on the areas within one-half mile of the potential station locations at Beacon/Groveton and Hybla Valley/Gum Springs areas, including the nomination area. The evaluation may consider land use and development around the stations.

**Staff Recommendation:**

PC19-LE-001 is not recommended to be added to the Comprehensive Plan Amendment Work Program as proposed. Development of the subject site at the proposed intensities that approach those planned within the CBC, prior to the implementation of the adopted Plan for the CBC, may undermine the policy of locating the highest intensity development in close proximity to the planned BRT stations, and does not provide adequate transitions between the higher density development in the CBC and the single-family neighborhoods to the west. Furthermore, the proposal would result in the potential for greater building heights than those recommended in the adjacent portions of the CBC prior to the funding of the Metrorail extension and would likely present challenges to accommodating adequate onsite amenities such as recreational open space, buffering, and screening to the adjacent neighborhoods, all of which are central objectives of the adopted plans for development in the CBC. The nomination also would result in the loss of an existing stock of market-rate affordable dwelling units. However, with

the location of the nomination within 1/2-mile boundary of the potential future Metrorail station along Richmond Highway, the Plan amendment currently listed on the work program pertaining to the Beacon/Groveton CBC (PA #2018-IV-MV3) could be amended to identify the Beacon Hill apartments as a particular location of interest for potential redevelopment and the replacement of existing affordable and workforce housing within the context of the Metrorail planning. Inclusion in this future study should not be construed as a recommendation in favor of the nomination.



**LEE DISTRICT TASK FORCE  
SSPA TASK FORCE RECOMMENDATION  
COMMUNITY SCREENING**

SSPA Item # PC19-LE-001 (Beacon Hill Apts.)

Date reviewed by Task Force: 10 August 2020

Nominator(s): Evan Pritchard / Venable LLP

**SUMMARY TASK FORCE RECOMMENDATION:**

Include nomination on the Plan Amendment Work Program as proposed \_\_\_\_\_

Include a modification of the original nomination on the Plan Amendment Work Program  
(Modification provided below under Explanation/Comments or attached as a separate page to  
this document.) \_\_\_\_\_

Do not include on the Plan Amendment Work Program X

**VOTE TALLY:**

In favor: 11  
Opposed: 8  
Abstentions: 1

Task Force member(s) who recused themselves from the vote:

**TASK FORCE EXPLANATION/COMMENTS:**

Voted on :  
Do not include this nomination in work program

Task Force Chair [Signature]  
Date: 8/31/20



# PC19-LE-001

## Beacon Hill Apartments



500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP PREPARED DECEMBER 2019 - AERIAL PHOTO FLIGHT DATE 2019

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Address/Tax Map Parcel(s):	Springfield Center Drive Tax Map Parcel 90-4 ((1)) 11C	
Nominator:	Timothy S. Sampson	
Supervisor District:	Lee	
Planning Area:	Area IV	
Planning District/Special Area:	Springfield Planning District / Franconia-Springfield Transit Station Area (Land Unit P)	
Acreage:	5 acres	
Current Plan Map/Text:	Baseline recommendation for industrial use up to an intensity of 0.35 Floor Area Ratio (FAR), with option for biotech and research uses at an intensity of 0.50 FAR in support of the Northern Virginia Community College (NVCC) / INOVA Medical Education Campus, which adjoins the subject parcel.	
Proposed Amendment:	Mixed-use, allowing for a combination of office, institutional and residential uses with supporting retail up to an intensity of 1.5 FAR (up to 326,700 square feet (sf) including up to 75% of residential, office, research, education, clinical or institutional uses and up to 15% of retail or other supporting uses).	

Considerations:

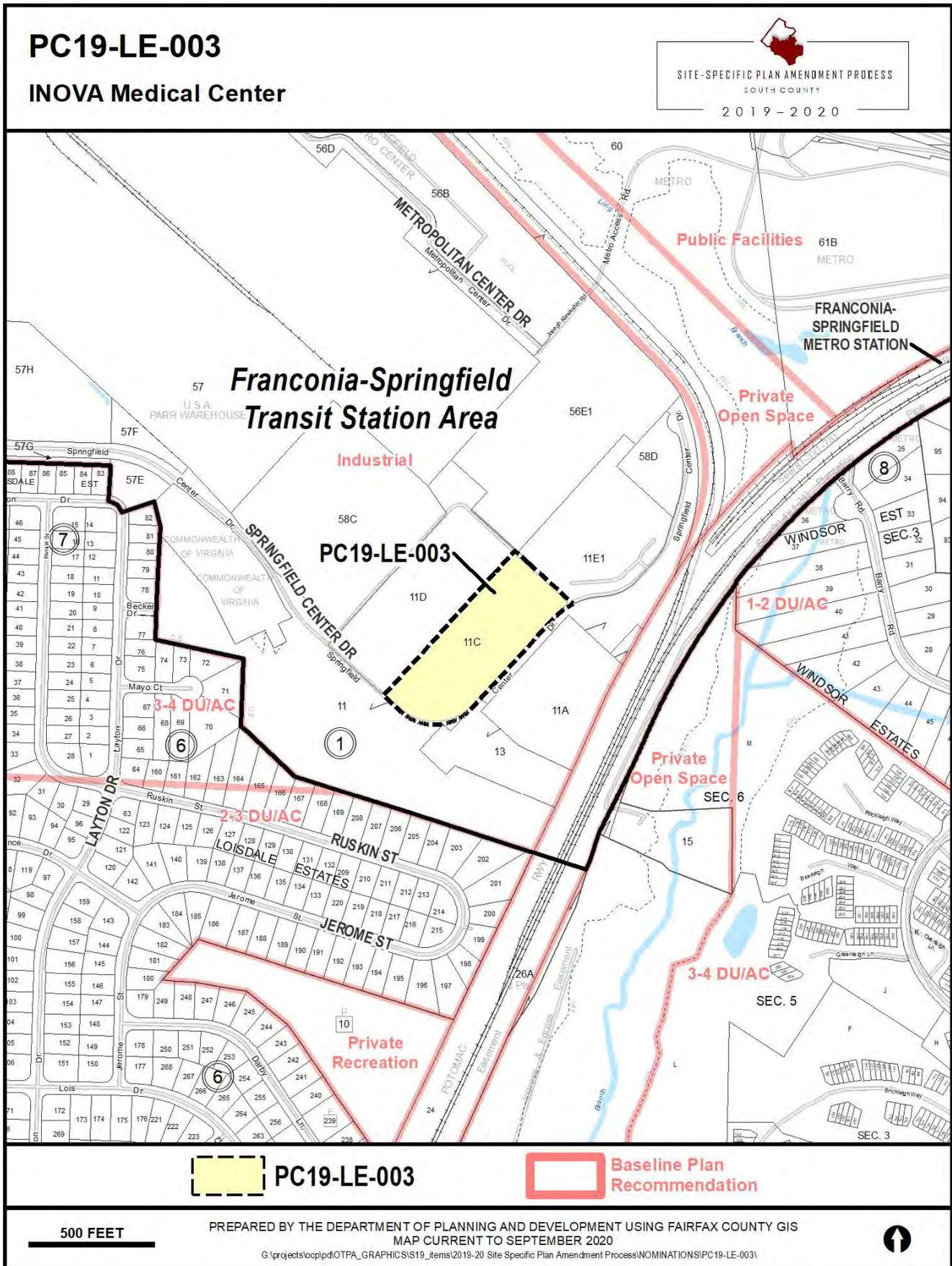
The subject site is a vacant, wooded parcel located on Springfield Center Drive in the Springfield Center Business Park, approximately one-half mile east of the intersection with Loisdale Road. The surrounding area is largely planned for and developed with light industrial and office uses. Land uses adjacent to the site include the NVCC Medical Education Campus to the northwest, the Transportation Safety Administration’s (TSA) nearly completed headquarters to the north, light industrial uses to the northeast and southeast, and vacant, wooded land and stream valley to the south surrounding a tributary of Long Branch. The parcel to the northeast, currently used as a warehouse and distribution center, is planned for office use up to 2.0 FAR and approved for 517,000 SF of commercial use for business and supply services. The General Services Administration (GSA)-Parr Warehouse, located northwest of NVCC’s campus, is a federally owned warehouse facility. A tributary of Long Branch and its associated stream valley separates this area from the Franconia-Springfield Metrorail Station and Joe Alexander Transportation Center (transit center) to the northeast. However, an extension of Springfield Center Drive to Metropolitan Center Drive is currently under construction with the TSA headquarters and would provide a more direct pedestrian connection from the site to the station. Additionally, the Comprehensive Plan calls for the extension of Frontier Drive south from the transit center to Loisdale Road in the vicinity of the nomination site. To the south and east of the site are the Loisdale Estates and Windsor Estates single-family residential neighborhoods, respectively.

The nomination proposes an option for mixed-use up to 1.5 FAR on an individual parcel that is planned for and generally surrounded by parcels that are planned for an intensity up to 0.50 FAR. The Site-Specific Plan Amendment (SSPA) process encourages nominations to be submitted using logical planning areas of one or more parcels to avoid the piecemeal review of potential plan changes on relatively small sites that may be affected by similar issues. The nominator’s justification suggests that the current I-4 / Industrial zoning designation does not reflect the best use of the parcel considering its location near the transit center and recent rezoning and development of adjacent properties. The adopted Transit-Oriented Development Guidelines in the Policy Plan recommend that, in order to promote transit ridership, the highest intensity of land uses should be located within a quarter mile radius from the Metrorail station platform, with intensity tapering down to within a half mile radius or a 5-10 minute walk to the station platform. The nominated site is located between one third and one half of a mile from the transit center, as the crow flies. However, due to the Long Branch stream valley and circuitous road connections, the walking distance between the site and transit center would exceed the recommended half-mile distance and 5-10 minute walk time. The extension of Springfield Center Drive in conjunction with the TSA development will reduce this walk time, but not sufficiently enough to provide for a 5-10 minute walk to the station platform. The planned Frontier Drive extension may similarly reduce this walk time, however, a final alignment has not been approved. Furthermore, any residential uses proposed at this site would be largely out of character with the surrounding industrial uses and isolated, raising significant concerns about compatibility and the inability of the residents to easily access residential amenities and services.

Staff Recommendation:

PC19-LE-003 is not recommended to be added to the Comprehensive Plan Amendment Work Program. The site is located beyond of a walking distance of 5-10 minutes from the station platform as recommended when considering higher intensities around transit stations. Moreover, the proposed intensity of this nomination would be nearly five times that of the adopted baseline and at least three times that of the currently planned option for development at the highest intensity on

the subject parcel. By proposing such a significant change in intensity on an individual parcel, the nomination does not provide a logical planning area to evaluate per the SSPA guidelines. Furthermore, the proposal would potentially result in isolating between 100 to 250 residential units at the rear of an industrial area with limited amenities that would be accessible to residents.



**LEE DISTRICT TASK FORCE  
SSPA TASK FORCE RECOMMENDATION  
COMMUNITY SCREENING**

SSPA Item # PC19-LE-003 (INOVA)

Date reviewed by Task Force: 17 Aug 2020

Nominator(s): INOVA / Tim Sampson

**SUMMARY TASK FORCE RECOMMENDATION:**

Include nomination on the Plan Amendment Work Program as proposed \_\_\_\_\_

Include a modification of the original nomination on the Plan Amendment Work Program  
(Modification provided below under Explanation/Comments or attached as a separate page to  
this document.) \_\_\_\_\_

Do not include on the Plan Amendment Work Program X

**VOTE TALLY:**

In favor: 12  
Opposed: 4  
Abstentions: 4

Task Force member(s) who recused themselves from the vote:

**TASK FORCE EXPLANATION/COMMENTS:**

Task Force Chair: [Signature]  
Date: 8/31/20



# PC19-LE-003

## INOVA Medical Center



SITE-SPECIFIC PLAN AMENDMENT PROCESS  
SOUTH COUNTY

2019-2020



500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP PREPARED OCTOBER 2020 - AERIAL PHOTO FLIGHT DATE 2019



Address/Tax Map Parcel(s): 7801 Loisdale Road  
Tax Map Parcel 99-2 ((1)) 3

Nominator: Andrew Painter

Supervisor District: Lee  
Planning Area: Area IV  
Planning District: Springfield Planning District / I-95 Corridor Industrial Area (Land Unit K)  
Acreage: 6.5 acres



Current Plan Map/Text: Industrial use up to an intensity of 0.35 Floor Area Ratio (FAR).

Proposed Amendment: Add option for a mix of uses including industrial, office, and institutional uses up an intensity of 1.0 FAR, or up to 283,350 square feet (sf). Office use (approximately 100,000 sf) would be located along the frontage of Loisdale Road; the operations of Potomac Steel and related businesses would remain onsite. A law enforcement training facility is identified as a potential institutional use.

### Considerations:

The subject parcel is located on the east side of Loisdale Road and developed with light warehousing, fabrication, and sales operations for two businesses - Potomac Steel and Same Day Cabinets. Various light industrial uses border the site to the north and south, with the CSX railway immediately to the east and Interstate 95 across Loisdale Road to the west. The subject parcel and the parcels immediately to the north and south are planned for industrial use up to an intensity of 0.35 FAR within Land Unit K of the I-95 Corridor Industrial Area, and are zoned I-5 (General Industrial District) and I-6 (Heavy Industrial District). The Concept for Future Development states that Industrial Areas, such as the I-95 Corridor, should retain an overall industrial orientation and are intended primarily to provide suitable locations for industrial related uses. Office and other commercial uses should be limited in these areas.

The adopted Plan recommendations for the subject site and other parcels in Land Unit K resulted from the 2009 Loisdale Road Special Study (PA ST09-IV-S1), which analyzed the potential effects of the 2005 Base Realignment and Closure (BRAC) at Fort Belvoir on land uses in the Loisdale Road corridor. The Plan recommends specific road improvement strategies for Loisdale Road to mitigate longstanding traffic issues, and limitations on the amount and types of new industrial and commercial development in Land Unit K. Similarly, Policy Plan guidelines only support increased intensities within areas planned for industrial use if the peak-hour traffic impacts generated by higher intensity uses are less than that of industrial uses at the baseline recommended intensity.

The nomination proposes a significantly increased intensity and a mixed-use concept on an individual parcel and does not include the adjacent parcels to the north and the south along Loisdale Road, all of which are recommended for industrial use up to a .35 FAR. The Site-Specific Plan Amendment process encourages the submission of nominations using logical planning areas of one or more parcels to avoid the piecemeal review of potential plan changes on individual sites that may be affected by similar issues or share infrastructure and systems.

### Staff Recommendation:

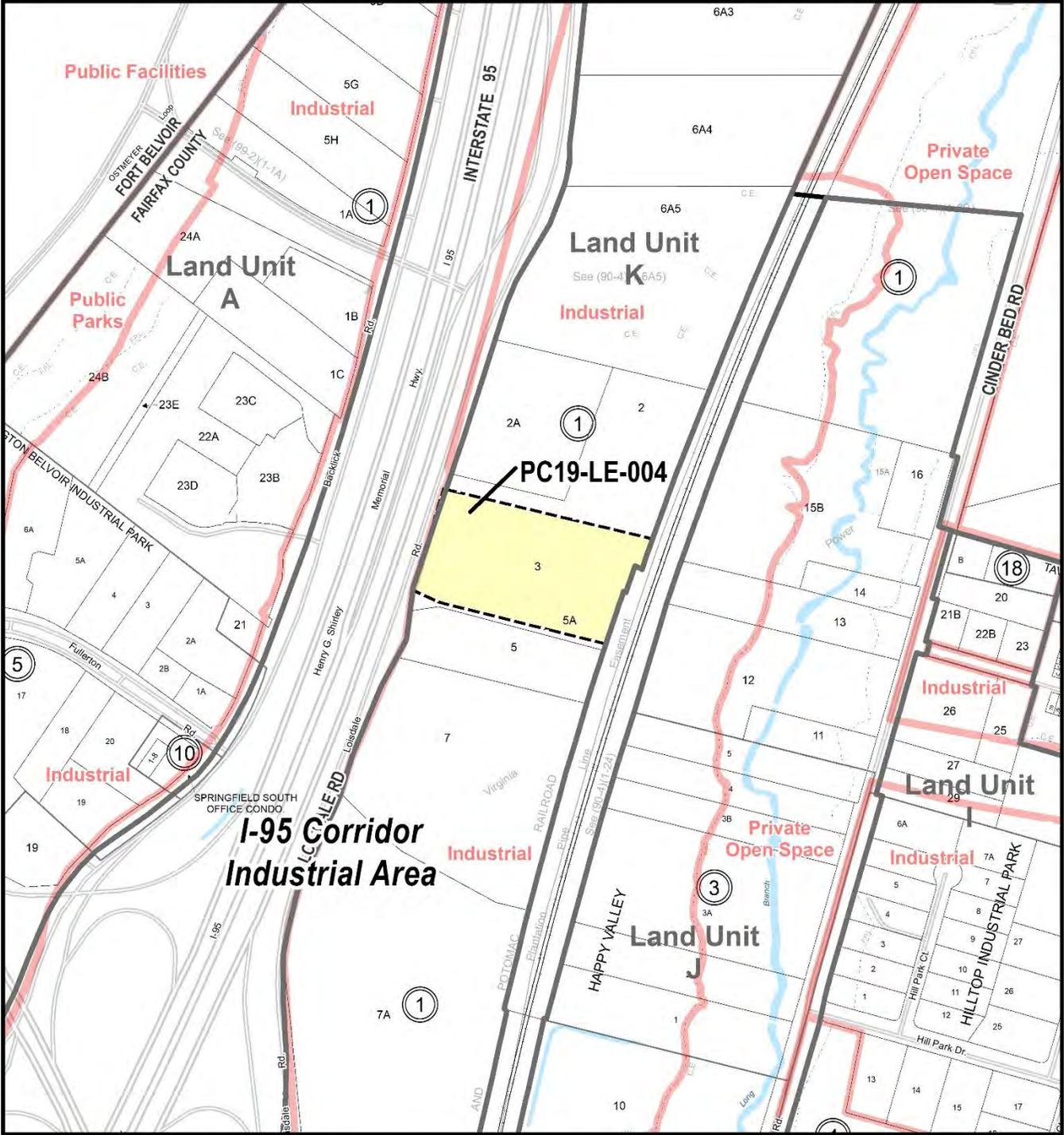
PC19-LE-004 is not recommended to be added to the Comprehensive Plan Amendment Work Program. The adopted Plan for Land Unit K seeks to avoid negative impacts from alternative land uses to traffic on Loisdale Road and recommends reduced intensities for new uses to offset those impacts. Per the SSPA guidelines, the Potomac Steel site alone does not present a logical planning area to consider such a significant change because the proposed intensity would be nearly triple that of the planned intensity for the subject property and the immediately adjacent parcels.

# PC19-LE-004

## Potomac Steel



SITE-SPECIFIC PLAN AMENDMENT PROCESS  
SOUTH COUNTY  
2019-2020



 **PC19-LE-004**       **Land Units**       **Baseline Plan Recommendation**

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP CURRENT TO FEBRUARY 2020

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LEE DISTRICT TASK FORCE  
SSPA TASK FORCE RECOMMENDATION  
COMMUNITY SCREENING

SSPA Item # PC19-LE-004 (Potomac Steel)

Date reviewed by Task Force: 17 Aug 2020

Nominator(s): Andrew Painter/B. Suchicital / Walsh Co.

SUMMARY TASK FORCE RECOMMENDATION:

Include nomination on the Plan Amendment Work Program as proposed \_\_\_\_\_

Include a modification of the original nomination on the Plan Amendment Work Program  
(Modification provided below under Explanation/Comments or attached as a separate page to  
this document.) X see below

Do not include on the Plan Amendment Work Program \_\_\_\_\_

VOTE TALLY:

In favor: 12

Opposed: 7

Abstentions: 1

Task Force member(s) who recused themselves from the vote:

TASK FORCE EXPLANATION/COMMENTS:

Work with county on SWM, trip neutrality, buffering  
and screening, and LEEDS construction

Task Force Chair: [Signature]

Date: 8/31/20

SSPA SOUTH  
2019-2020

# PC19-LE-004

## Potomac Steel



*I-95 Corridor  
Industrial Area*

**PC19-LE-004**

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP PREPARED FEBRUARY 2020 - AERIAL PHOTO FLIGHT DATE 2019



Address/Tax Map Parcels: 5605 Oakwood Road  
Tax Map Parcel 81-2 ((3)) 12A

Nominator: David Gill, Wire Gill LLP

Supervisor District: Lee  
Planning Area: Area IV  
Planning District/Special Area: Rose Hill/Van Dorn Transit Station Area (TSA), Land Unit D  
Acreage: 12.05 acres

Current Plan Map/Text: Office use at an intensity up to 0.50 Floor Area Ratio (FAR); Option for office/hotel/retail mixed-use up to 1.0 FAR with possible residential component, subject to phasing and other conditions.

Proposed Amendment: Residential mixed-use with office and self-storage as secondary uses, up to 850,000 square feet (SF) with a maximum intensity of 1.5 FAR based on the current parcel size of 12.05 acres (1.0 FAR based on the former parcel size of 17.55 acres prior to a land dedication for right-of-way), and removal of the phasing limitation for residential use.



Considerations:

The subject property is located south of Interstate 95/495 (I-95/495) and east of South Van Dorn Street, on the south side of Oakwood Road, in an area designated as a portion of Land Unit D of the Van Dorn TSA. The property is currently vacant and adjoins an area of other vacant parcels and industrial or commercial uses to the east comprising the remainder of Land Unit D. The adjoining properties to the east are subject to separate Site-Specific Plan Amendment (SSPA) nomination PC19-LE-009. The plan for the TSA recommends transit-oriented mixed-use development (TOD) to support the Van Dorn Street Metrorail Station; however, the plan recognizes that environmental and topographical factors, limited road capacity, and limited access between the portions of the TSA located north and south of I-95/495 may constrain full implementation of development. A new bridge across I-95/495 is envisioned to connect Oakwood Road and Vine Street (located north of I-95/495) to improve vehicular and pedestrian access within the TSA. The plan recommends limiting office/industrial development in Land Unit D until suitable road improvements facilitate higher-intensity TOD. To the south of the subject property are stable single-family residential neighborhoods located outside of the TSA.

The nomination proposes a mix of uses at 1.0 FAR, which is the planned TOD level of intensity, but with townhomes and/or low-rise multi-family development comprising 50 to 75 percent of the development. The remaining development potential could be office or self-storage uses. The nomination also proposes to remove a phasing condition in the adopted plan that seeks to ensure a mix of both non-residential and residential uses at each phase of development. Developing the site with such a high percentage of lower density residential uses may not support the adopted plan’s vision for Land Unit D, which consists of a diverse, transit-supporting mix of both non-residential and residential uses that clusters development into a compact, pedestrian-friendly urban form. The proposed self-storage component, considered an industrial use, may also perpetuate the industrial character along Oakwood Road with a similar impact to the achievement of the plan objectives. Furthermore, the proposed removal of the phasing condition may effectively result in only residential uses on the site if the non-residential uses are not built, which could impact larger TSA objectives.

Considered in isolation, the nomination may undermine the ability of the remainder of Land Unit D to realize the adopted Plan, and may have similar implications for the planned office use in a portion of Land Unit E, to the east, and the area north of I-95/495, both of which rely on future access connections to Oakwood Road. However, nomination PC19-LE-009 has also been accepted for review, proposing a similar Plan option for residential mixed-use development on the land area to the east of the subject property in Land Unit D. If reviewed concurrently, the entirety of Land Unit D could be evaluated to better determine the impacts of such a change on the overall TSA Plan and Land Unit E, and if a more comprehensive change in the plan for this portion of the TSA is warranted.

Staff Recommendation:

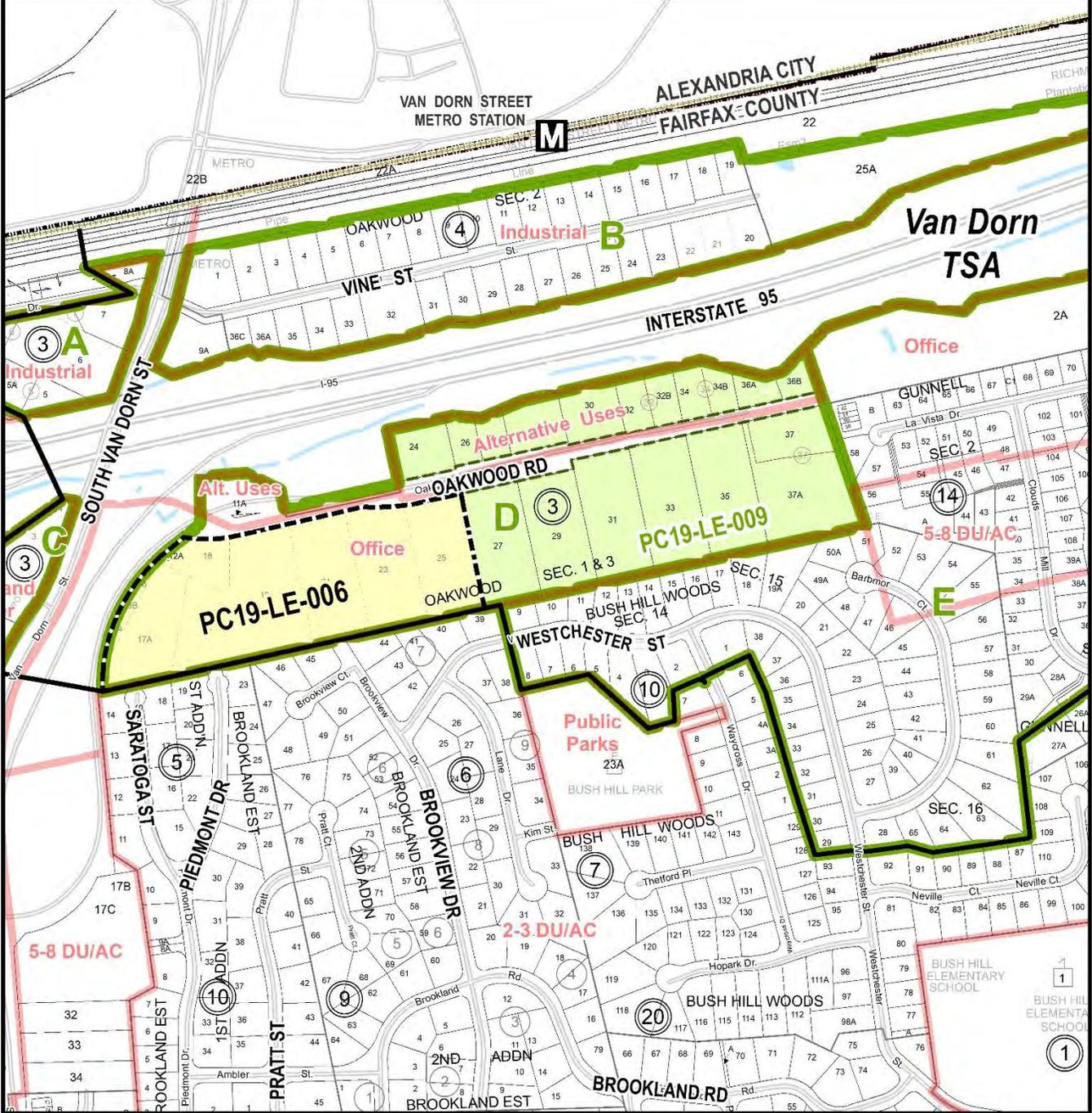
PC19-LE-006 is recommended to be added to the Comprehensive Plan Amendment Work Program, to be reviewed concurrently with PC19-LE-009 in a study of Land Unit D and the northern portion of Land Unit E (Tax Map Parcel 82-1 ((1)) 2A) in the Van Dorn TSA.

# PC19-LE-006

5605 Oakwood Rd

SITE-SPECIFIC PLAN AMENDMENT PROCESS  
SOUTH COUNTY

2019-2020



PC19-LE-006

Other 2019 SSPA Nominations

Land Unit

Baseline Plan Recommendation

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP CURRENT TO FEBRUARY 2020

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**LEE DISTRICT TASK FORCE**  
**SSPA TASK FORCE RECOMMENDATION**  
**COMMUNITY SCREENING**

SSPA Item # PC 19-LE-006  
PC 19-LE-009

Date reviewed by Task Force: 20 July 2020

Nominator(s): OVD Associates  
Lynne Strobel

**SUMMARY TASK FORCE RECOMMENDATION:**

Include nomination on the Plan Amendment Work Program as proposed \_\_\_\_\_

Include a modification of the original nomination on the Plan Amendment Work Program (Modification provided below under Explanation/Comments or attached as a separate page to this document.) see below

Do not include on the Plan Amendment Work Program \_\_\_\_\_

**VOTE TALLY:**

In favor:	<u>8</u>
Opposed:	<u>5</u>
Abstentions:	<u>3</u>

*Sharon [unclear] chair*  
*9/18/20*

Task Force member(s) who recused themselves from the vote:

**TASK FORCE EXPLANATION/COMMENTS:**

The task force recommends both nominations be added to the work program to be studied concurrently, with a recommendation that a connector from Oakwood Rd to Vine St (as referenced in the Fairfax County Capital Improvement Plan 2021-2025, page 213) be studied, along with the undeveloped northern portion of Land Unit E.

SSPA SOUTH  
2019-2020

# PC19-LE-006

5605 Oakwood Rd



500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP PREPARED FEBRUARY 2020 - AERIAL PHOTO FLIGHT DATE 2019



Address/Tax Map Parcels: 6235 Brandon Avenue  
Tax Map Parcel 80-4 ((1)) 5C2



Nominator: Lynne J. Strobel, c/o Walsh, Colucci, Lubely & Walsh, P.C.

Supervisor District: Lee  
Planning Area: Area IV  
Planning District/Special Area: Springfield Planning District, Franconia-Springfield Area/Springfield Community Business Center (CBC); Land Unit A  
Acreage: 1.4 acres

Current Plan Map/Text: Baseline for Land Unit A: Mixed-use hotel/retail/civic/arts and residential uses up to an intensity of 0.40 Floor Area Ratio (FAR); Overlay for Land Unit A: Mixed-use residential, office, hotel, retail and civic uses up to 1.6 overall FAR; Site-specific option: Office use up to 125,000 square feet (sf). with ground-floor retail and a maximum building height of 160 feet as a gateway feature for the Franconia-Springfield Area, to include an urban park or recreational facility.

Proposed Amendment: Add option for self-storage use up to an intensity of 3.0 FAR (175,000 sf), with ancillary ground-floor retail/restaurant use.

Considerations:

The subject parcel is located on Augusta Drive northeast of the intersection of Brandon Avenue and Commerce Street in Land Unit A of the Springfield CBC. The property was included in a prior rezoning application for the adjacent four-story Marriott hotel, directly to the west, and was intended to develop as a freestanding restaurant. A restaurant was never established and the parcel remains undeveloped, except for gravel surface parking and an underground stormwater management facility associated with the hotel development; however, the property has been cited for Code violations (currently under appeal) involving the ongoing use of the site for non-permitted new vehicle storage and a contractor’s office/shop. A five-story office building is located directly to the north. Land Unit A comprises the northeast portion of the Springfield CBC and is planned to become the central node of activity within the CBC, featuring urban, pedestrian-oriented mixed-use development at medium to high intensity. The Commerce Street corridor, including the subject property, is envisioned as a multi-modal, main street corridor connecting the CBC to the Franconia-Springfield Transit Station Area (TSA) to the east.

The nomination proposes an option for a seven-story self-storage building with ancillary ground-floor retail or restaurant use. The proposed self-storage use would not contribute to the Comprehensive Plan’s primary objectives for the core main street area of the Springfield CBC, which envision the development of an urban village of active, community-serving uses. A multi-story self-storage building would not typically provide the type of streetscape and building activity necessary to create the vibrant, pedestrian-oriented environment envisioned in the CBC plan, nor serve as a gateway feature that conveys the CBC plan’s intended character and identity for the area. Furthermore, such a structure would likely not be constructed in such a way that it would be considered an interim improvement prior to the implementation of the ultimate plan for the CBC, and may not be conducive to repurposing for other uses that may better serve the CBC as it continues to redevelop in the future. Finally, the Beltway South and I-95 Corridor Industrial Areas, which are located approximately one to two miles from the Springfield CBC, are designated industrial areas where this type of use would be more appropriate.

Staff Recommendation:

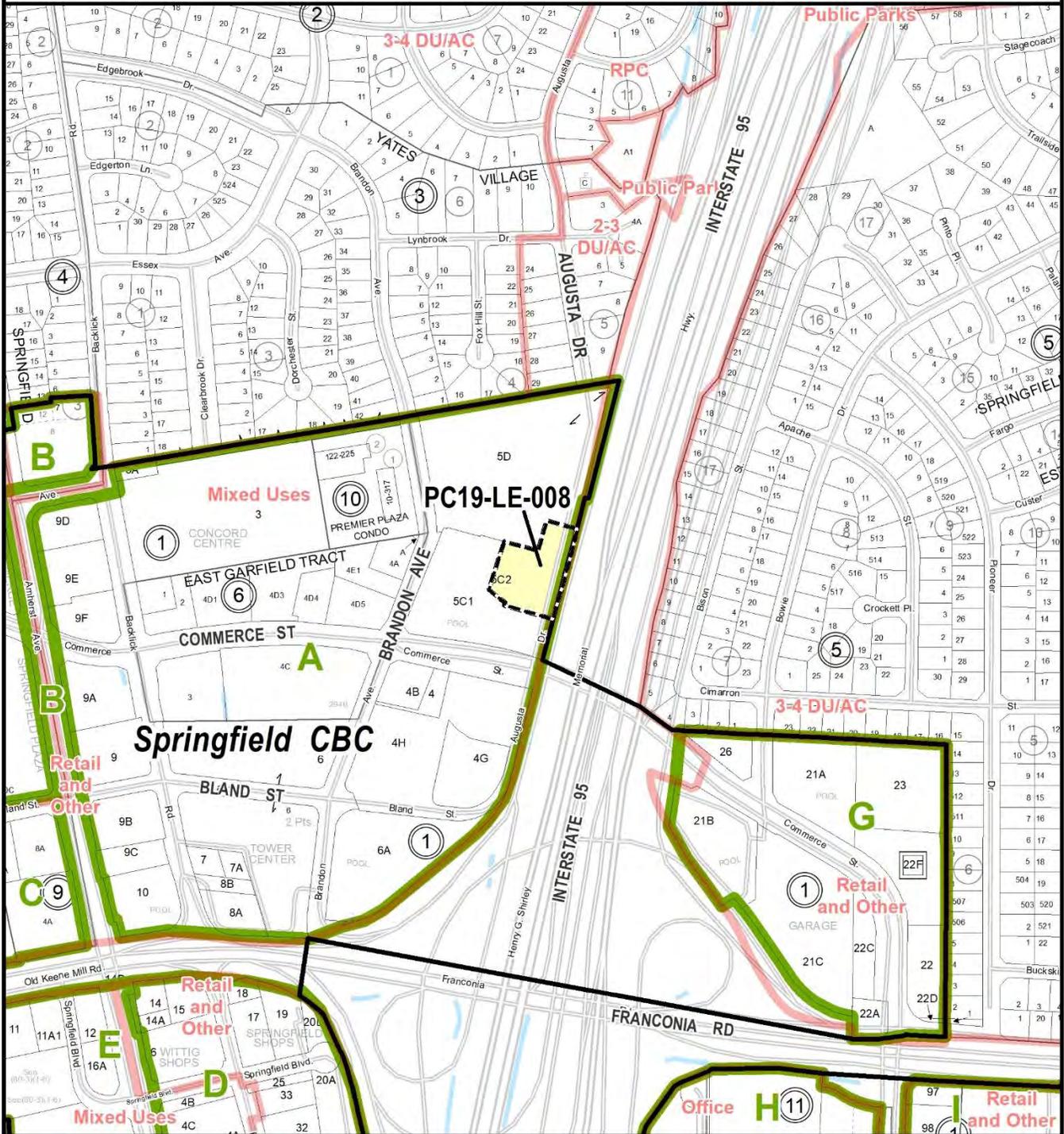
PC19-LE-008 is not recommended to be added to the Comprehensive Plan Amendment Work Program. A self-storage facility is not in harmony with areawide guidance for the Springfield CBC. The adopted Plan recommendations provide the opportunity for a variety of more suitable development options.

# PC19-LE-008

6235 Brandon Ave

SITE-SPECIFIC PLAN AMENDMENT PROCESS  
SOUTH COUNTY

2019-2020



  **PC19-LE-008**    
   **Land Unit**    
   **Baseline Plan Recommendation**

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP CURRENT TO FEBRUARY 2020

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**LEE DISTRICT TASK FORCE**  
**SSPA TASK FORCE RECOMMENDATION**  
**COMMUNITY SCREENING**

SSPA Item # PC19-LE-008 (6235 Brandon Ave.)

Date reviewed by Task Force: 10 August 2020

Nominator(s): Lynne Strobel

**SUMMARY TASK FORCE RECOMMENDATION:**

Include nomination on the Plan Amendment Work Program as proposed X

Include a modification of the original nomination on the Plan Amendment Work Program  
(Modification provided below under Explanation/Comments or attached as a separate page to  
this document.) \_\_\_\_\_

Do not include on the Plan Amendment Work Program \_\_\_\_\_

**VOTE TALLY:**

In favor: 14  
Opposed: 6  
Abstentions: 0

Task Force member(s) who recused themselves from the vote:

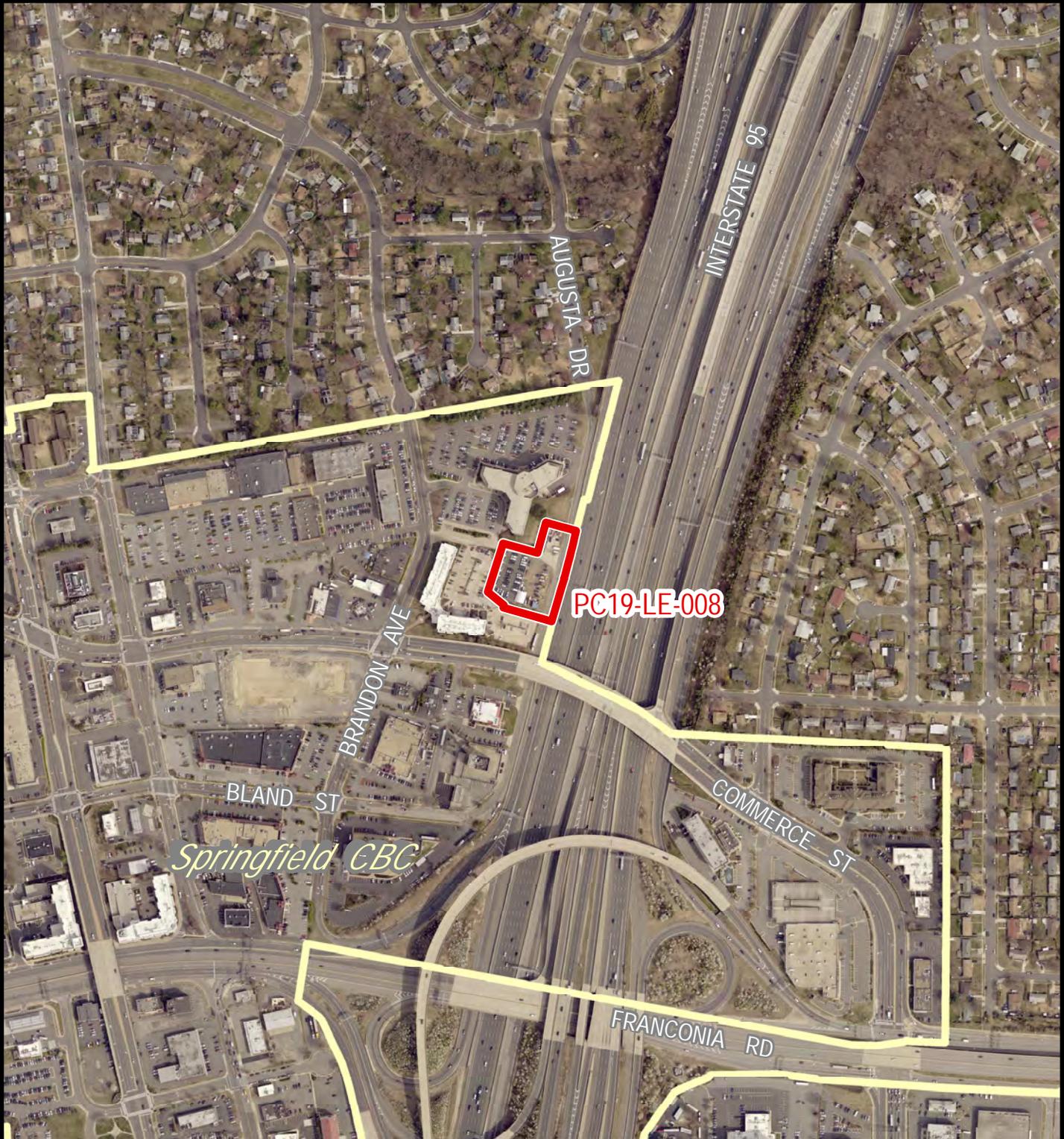
**TASK FORCE EXPLANATION/COMMENTS:**

Task Force Chair: [Signature]  
Date: 8/31/20



# PC19-LE-008

6235 Brandon Ave



**PC19-LE-008**

*Springfield CBC*

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP PREPARED FEBRUARY 2020 - AERIAL PHOTO FLIGHT DATE 2019



Address/Tax Map Parcels: 5400, 5403, 5404, 5408, 5411, 5412, 5416, 5419, 5420, 5504, 5505, 5511, 5512, 5516, 5519, 5520 and 5604 Oakwood Road / Tax Map Parcels 81-2 ((3)) 24, 26, 26A, 27, 28, 29, 30, 31, 32, 32B, 33, 34, 34B, 35, 36A, 36B, 37, 37A



Nominator: Lynne J. Strobel, c/o Walsh, Colucci, Lubely & Walsh, P.C.  
 Supervisor District: Lee  
 Planning Area: Area IV  
 Planning District/Special Area: Rose Hill/Van Dorn Transit Station Area (TSA), Land Unit D  
 Acreage: 18.53 acres  
 Current Plan Map/Text: Office/industrial use at an intensity of 0.25 - 0.50 Floor Area Ratio (FAR); Option for office/hotel/retail mixed-use up to 1.0 FAR with possible residential component, subject to phasing and other conditions.  
 Proposed Amendment: Residential mixed-use, including office, institutional and/or industrial, up to 1.0 FAR, and removal of the phasing limitation for residential use.

**Considerations:**

The subject property is located south of Interstate 95/495 (I-95/495) and east of Van Dorn Street, along Oakwood Road, in an area designated as Land Unit D of the Van Dorn TSA. The property consists of eighteen parcels either occupied by commercial or industrial uses or currently vacant. An additional twelve acres, located directly west of the subject property on Oakwood Road, comprise the remainder of Land Unit D which is subject to a separate Site-Specific Plan Amendment (SSPA) nomination, PC19-LE-006. Areas to the south and east, located in Land Unit E of the Van Dorn TSA, are planned for and developed with stable single-family residential neighborhoods. A portion of Land Unit E, directly to the east of the subject property, is also planned for low-to-medium intensity office use and is recommended to connect to and have access from Oakwood Road, and potentially consolidate to redevelop with Land Unit D. The plan for the TSA recommends transit-oriented mixed-use development (TOD) to support the Van Dorn Street Metrorail Station; however, the plan recognizes that environmental factors, limited road capacity, and limited access between portions of the TSA located north and south of I-95/495 may constrain full implementation of development. A new bridge across I-95/495 is envisioned to connect Oakwood Road and Vine Street to improve vehicular and pedestrian access within the TSA. The Plan recommends limiting development in Land Unit D until suitable road improvements facilitate higher-intensity TOD.

The nomination proposes a mix of uses at 1.0 FAR, which is the TOD level of intensity, but with townhomes and/or low-rise multi-family development comprising 50 to 75 percent of development. The remaining development potential could be office, institutional or industrial uses. The nomination also proposes removing a phasing condition that would ensure a mixture of both non-residential and residential uses at each phase of development. Developing the site with such a high percentage of lower density residential uses may not support the adopted vision for Land Unit D, which envisions a diverse, transit-supporting mix of both non-residential and residential uses clustered in a compact, urban form. The proposed industrial component may also perpetuate the existing industrial character along Oakwood Road, with a similar impact on Plan objectives. Furthermore, the proposed removal of the phasing condition may effectively result in only residential uses on the site if the non-residential uses are not built, which could impact larger TSA objectives.

Considered in isolation, the nomination may undermine the ability of the remainder of Land Unit D to realize the adopted Plan, and may have similar implications for the planned office use in Land Unit E, to the east, and the area north of I-95/495, both of which rely on future access connections to Oakwood Road. However, nomination PC19-LE-006 has also been accepted for review, proposing a similar Plan option for residential mixed-use development on the remaining 12 acres of land in Land Unit D. If reviewed concurrently, the entirety of Land Unit D could be evaluated to better determine the impacts of such a change on the overall TSA Plan and Land Unit E, and if a more comprehensive change in the plan for this portion of the TSA is warranted.

**Staff Recommendation:**

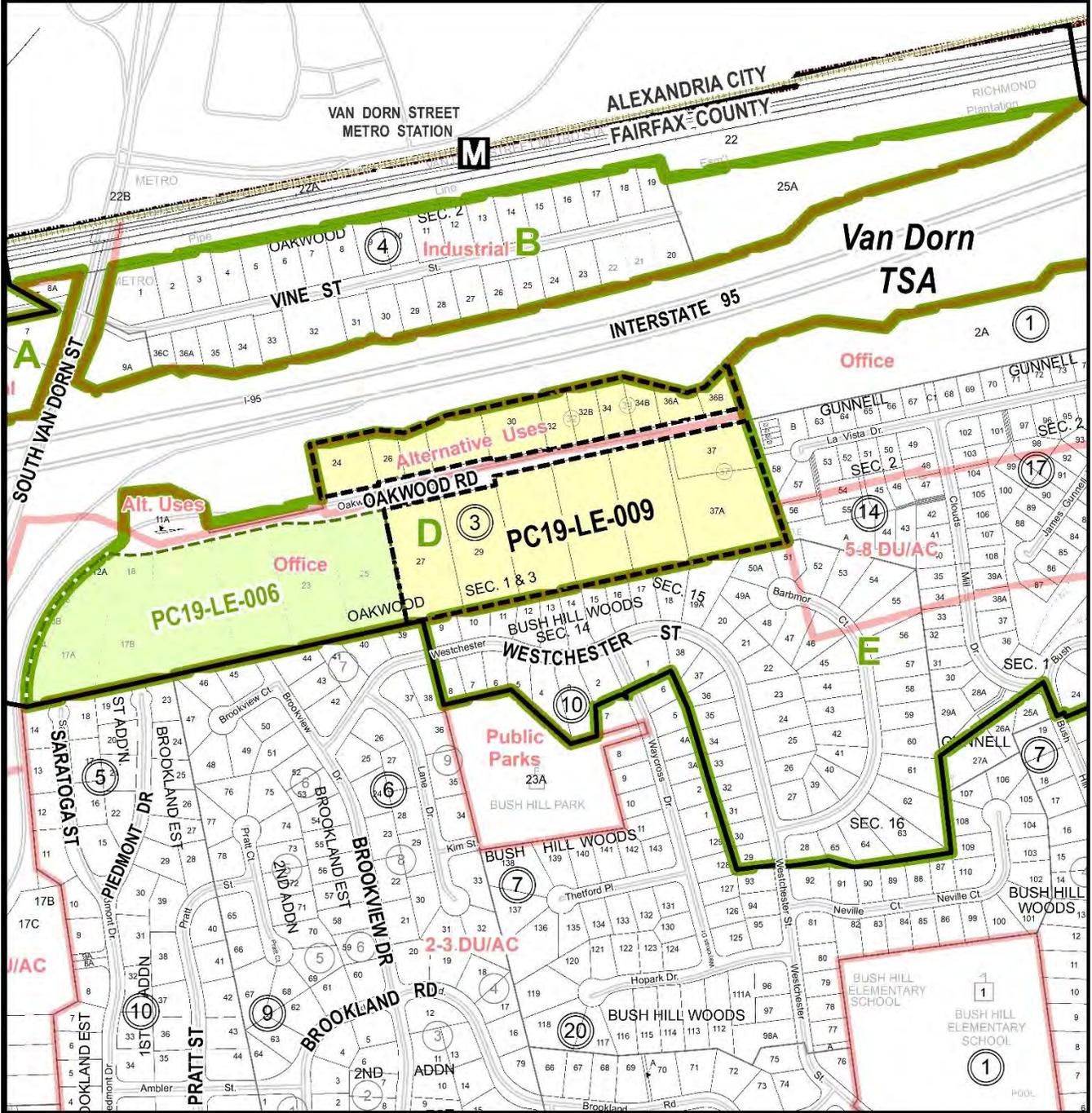
PC19-LE-009 is recommended be added to the Comprehensive Plan Amendment Work Program, to be reviewed concurrently with PC19-LE-006 in a study of Land Unit D and the northern portion of Land Unit E (Tax Map Parcel 82-1 ((1)) 2A) in the Van Dorn TSA.

# PC19-LE-009

5400 - 5604 Oakwood Rd



SITE-SPECIFIC PLAN AMENDMENT PROCESS  
SOUTH COUNTY  
2019-2020



 PC19-LE-009

 Other 2019 SSPA Nominations

 Land Unit

 Baseline Plan Recommendation

500 FEET

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MAP CURRENT TO FEBRUARY 2020

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**LEE DISTRICT TASK FORCE**  
**SSPA TASK FORCE RECOMMENDATION**  
**COMMUNITY SCREENING**

SSPA Item # PC 19-LE-006  
PC 19-LE-009

Date reviewed by Task Force: 20 July 2020

Nominator(s): OVD Associates  
Lynne Strobel

**SUMMARY TASK FORCE RECOMMENDATION:**

Include nomination on the Plan Amendment Work Program as proposed \_\_\_\_\_

Include a modification of the original nomination on the Plan Amendment Work Program (Modification provided below under Explanation/Comments or attached as a separate page to this document.) see below

Do not include on the Plan Amendment Work Program \_\_\_\_\_

**VOTE TALLY:**

In favor:	<u>8</u>
Opposed:	<u>5</u>
Abstentions:	<u>3</u>

*Sharon [unclear] chair*  
*9/18/20*

Task Force member(s) who recused themselves from the vote:

**TASK FORCE EXPLANATION/COMMENTS:**

The task force recommends both nominations be added to the work program to be studied concurrently, with a recommendation that a connector from Oakwood Rd to Vine St (as referenced in the Fairfax County Capital Improvement Plan 2021-2025, page 213) be studied, along with the undeveloped northern portion of Land Unit E.



# PC19-LE-009

5400 - 5604 Oakwood Rd



500 FEET

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MAP PREPARED FEBRUARY 2020 - AERIAL PHOTO FLIGHT DATE 2019

