

Address/Tax Map Parcels: 7915, 7920, 7880 Heneska Loop and 7905 Hilltop Village Center Drive  
Tax Map Parcels 100-1((1))9C, 9D, 9E, 9F, 9G, 9H



Nominator: Lynne J. Strobel, Agent; Walsh, Colucci, Lubeley, & Walsh  
Supervisor District: Lee  
Planning Area / District: Area IV / Rose Hill, RH4 Lehigh Community Planning Sector  
Acreage: 31.87 acres total; residential use proposed on 2.9 acres  
Current Plan Map/Text: Baseline: Private Recreation and residential use at 3-4 dwelling units per acre (du/ac); option for retail and office uses up to an intensity of 0.30 Floor Area Ratio (FAR)  
Proposed Amendment: Add residential use to adopted mixed-use option; increase intensity up to 0.45 FAR to provide for 342,000 square feet (sf) of residential use, or approximately 300 units, at the corner of Telegraph Road and Beulah Street.

Considerations:

The subject site is developed with the Hilltop Village Shopping Center, which contains an anchor grocery store and other retail and service establishments at the northeast quadrant of the intersection of Telegraph Road and Beulah Street. The site is planned with an option for retail and office uses, most of which has been developed, except for an approved but unbuilt, stand-alone, four-story office building and structured garage which would be predominantly located on Parcels 9E and 9F at the corner of Telegraph Road and Beulah Street. Areas to the west of the subject property are planned for residential use at 3-4 du/ac and developed with single-family houses and the Lansdowne Shopping Center. Fort Belvoir, which is planned for public facilities, governmental and institutional uses, is located immediately to the south. Directly to the east of the subject site is the Kingstowne Fire Station. Areas to the north and further east include the former Hilltop landfill, planned and entitled for the Hilltop golf course, and additional recreational facilities. The recently developed Crest independent living townhouse community is located east of the golf course.

The nomination proposes a five-story residential building in lieu of the unbuilt office building, citing changes in office demand preventing the development of the office building. The Plan states that higher residential densities may be appropriate when other county goals, such as the production of affordable and workforce dwelling units, can be achieved. County policy also encourages the consideration of housing in proximity to employment areas, such as the shopping center and Fort Belvoir, the latter being the largest employer in the County. However, compatibility with the adjacent commercial land uses and the auto-oriented nature of the majority of the shopping center may present challenges to successfully integrating residents into the development.

Plan Amendment S08-IV-RH1 and concurrent rezoning application RZ 2008-MD-003 considered a mix of residential, office, and retail uses up to 0.41 FAR, similar to the nomination’s proposed intensity, as one of two land use options. The other option proposed a non-residential mix of land uses up to 0.25 FAR. The analysis stated that the proposed type of retail use as a traditional shopping center with a large anchor store with strip and pad-style commercial development, large expanses of surface parking, little open space, and limited potential for design integration and pedestrian mobility diminished the ability to create a walkable, mixed-use village center with elements that would be conducive to the inclusion of residents. Staff offered that better building clustering and structured parking would benefit the site design, buffering, transitions between uses, and open space. The adopted Plan supported an option for non-residential use, and commitments to the small “main street” concept with a pedestrian oriented streetscape, framed by one and two-story buildings and several small landscaped plazas, which are present today, were a result of the subsequent rezoning. Reconsidering residential uses on the site would warrant a reexamination of the overall shopping center’s character and the open spaces, streets, walkways, and other elements that would contribute to a cohesive and desirable environment for future residents. Additionally, ground-floor retail uses in the proposed residential building may contribute to better land use integration, as reflected in the adopted Plan recommendation for multi-story office buildings on the site.

The adopted plan contains conditions for the development to avoid security conflicts with Fort Belvoir and to coordinate plans with the base. Fort Belvoir has expressed security concerns with locating a residential use along Telegraph Road near its boundaries, similar to the 2008 Plan amendment; however, Fort Belvoir has also stated that design solutions could be evaluated to mitigate these concerns.

Preliminary Staff Recommendation:

PC19-LE-005 is recommended to be included in the Comprehensive Plan Amendment Work Program. The potential to achieve county policy objectives related to the production of affordable and workforce housing warrants consideration of the higher intensity. The review would need to evaluate any conflicts between the predominantly auto-oriented nature of the shopping

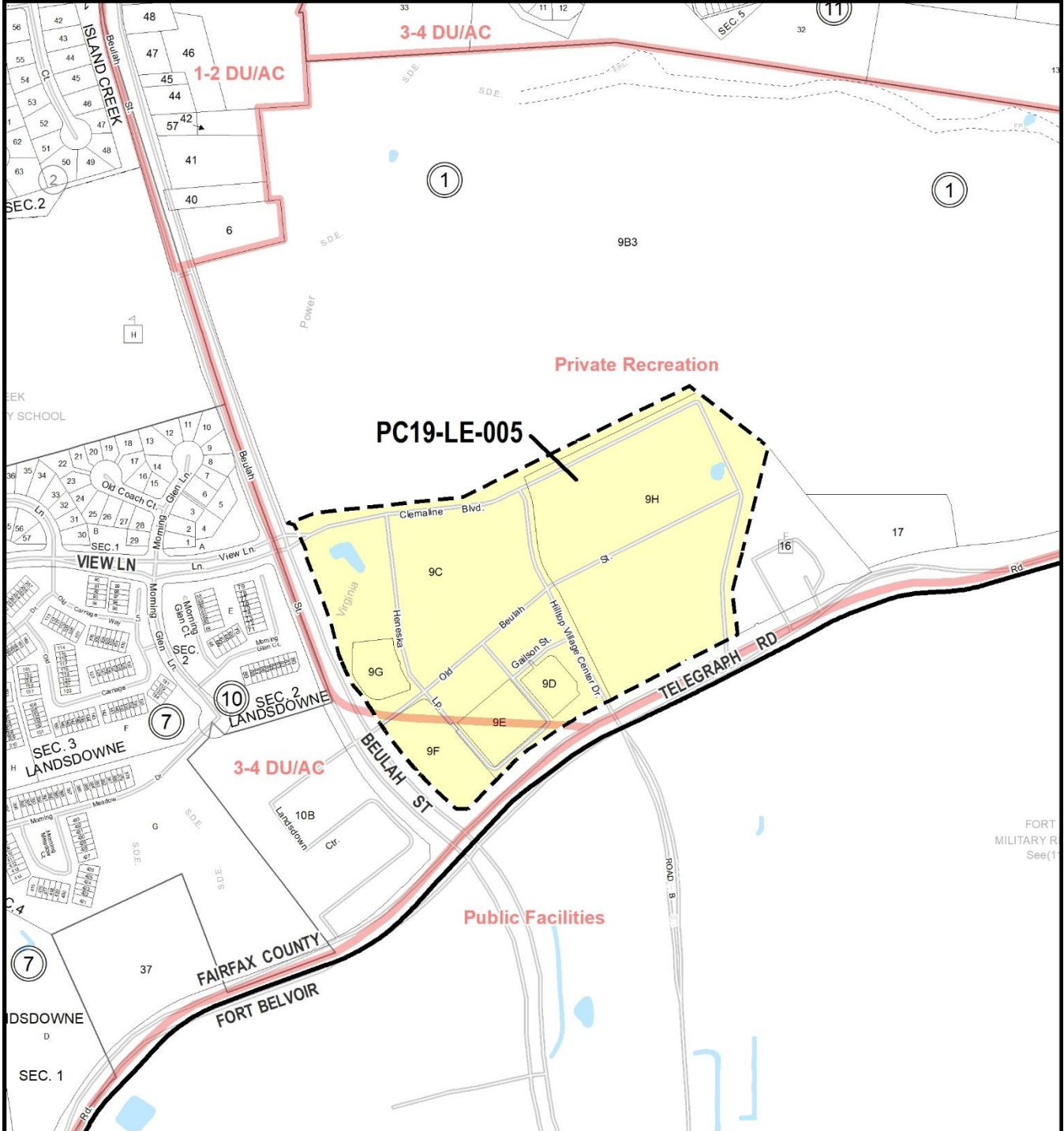
center and residents living onsite to identify resolutions for successfully integrating residents into the commercial environment. The evaluation should include coordination with Fort Belvoir to address security concerns.

# PC19-LE-005

## Hilltop Village Shopping Center



SITE-SPECIFIC PLAN AMENDMENT PROCESS  
SOUTH COUNTY  
2019-2020



 **PC19-LE-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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