

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. Finally, a structure that is designed for self-storage may not be conducive to repurposing for other uses that may better serve the CBC as it continues to redevelop in the future.

Preliminary Staff Recommendation:

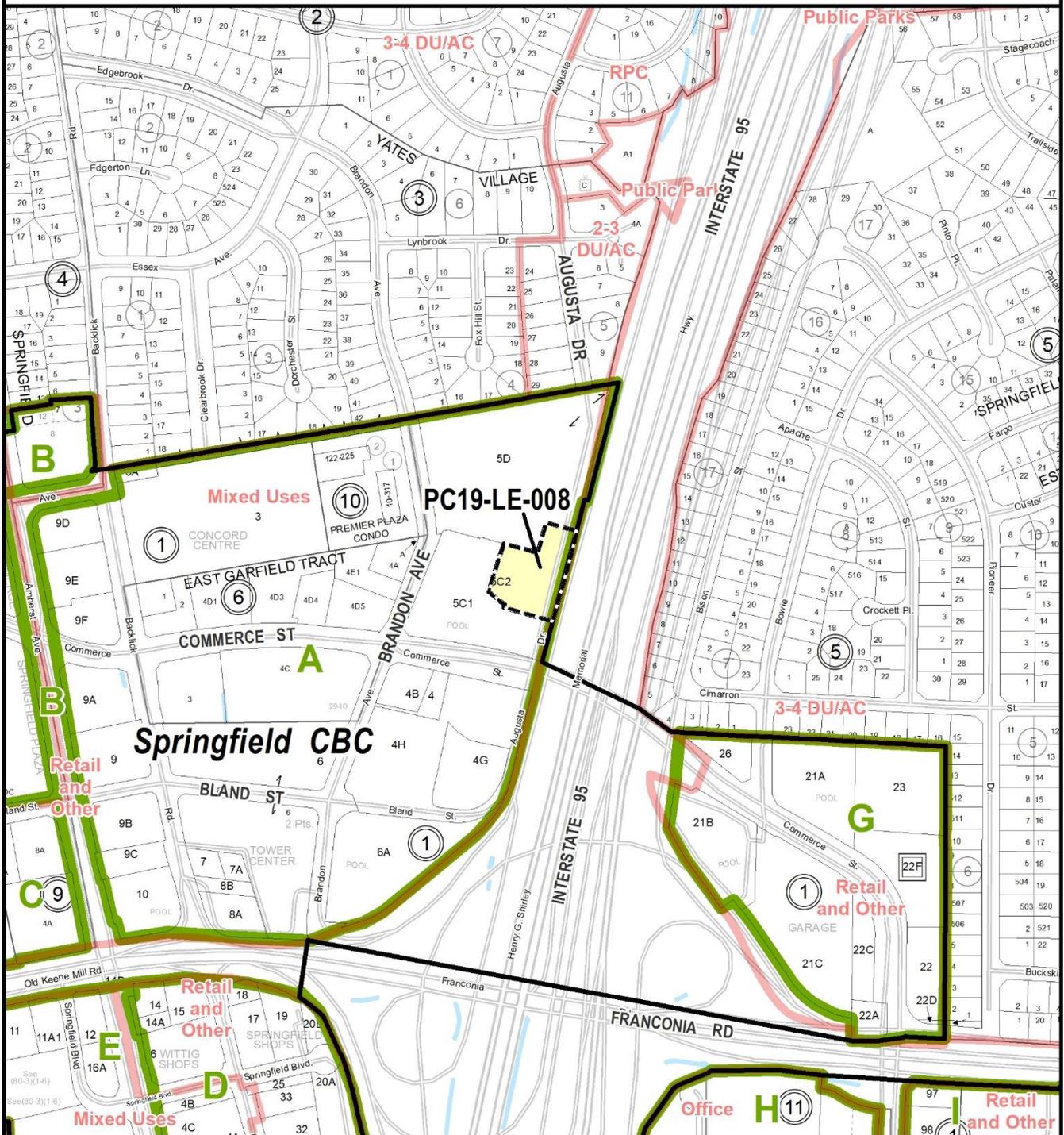
PC19-LE-008 is not recommended to be added to the Comprehensive Plan Amendment Work Program. A self-storage facility is not in harmony with areawide guidance for the Springfield CBC. The adopted Plan recommendations provide the opportunity for a variety of more suitable development options.

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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