

**County of Fairfax, Virginia
Planning Commission Meeting
November 19, 2020
Verbatim Excerpt**

SITE-SPECIFIC PLAN AMENDMENTS – 2019 SOUTH COUNTY – Proposals to change the Comprehensive Plan for 22 sites in southern Fairfax County, including residential, office, retail, and mixed-use properties near places like downtown Annandale, the Huntington and Franconia-Springfield Metro Stations and Richmond Highway: (Mount Vernon and Lee Districts)

MOUNT VERNON:

*PC19-MV-005 – HUNTINGTON METRO STATION: Located at 5801 N. Kings Highway, Alexandria, VA, TMP#s 83-3 ((1)) 88D and 83-1 ((1)) 17E. Current Plan: 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. Nominated Change: Mixed-use up to 1.5 FAR [1.8 million square feet (sf)], including: residential, office, and retail uses, and public facilities for Huntington Metrorail Station. ***Recommendation to consider expanded area for study to include TMP 83-1 ((7)) 1A.*

PC19-MV-006 – 10208 OLD COLCHESTER ROAD: located at 10208 Old Colchester Road, Lorton, VA, TMP# 113-2 ((1)) 53. Current Plan: Residential uses at 0.2 – 0.5 du/ac. Nominated Change: 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; amend the plan recommendation of the site from low-density residential use to industrial use to accommodate a septic field for the adjoining property at 10125 Giles Run Road.

PC19-MV-011 – 2550 HUNTINGTON AVENUE: Located at 2550 Huntington Avenue, Alexandria, VA, TMP#s 83-1 ((1)) 34D, 34E, and 34F. Current Plan: Mix of residential, office, and restaurant/retail uses at an intensity of 2.0 - 3.0 FAR and a maximum height of 165 feet. Residential use component limited to one-half of the total development. Nominated Change: 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.

LEE:

PC19-LE-001 – BEACON HILL APARTMENTS: Located at 3100 Southgate Drive, Alexandria, VA, TMP#s 92-2 ((1)) 16A, 16D and 16E. Current Plan: Residential use at 16 to 20 du/ac. Nominated Change: Incorporate the subject area into the Beacon/Groveton Community Business Center (CBC) in anticipation of the planned Bus Rapid Transit station and a potential expansion of Metrorail to the CBC. The nomination proposes residential use at 65-75 du/ac with maximum building heights of three to seven stories.

PC19-LE-003 – INOVA MEDICAL CENTER: Located on Springfield Center Drive southeast of the NVCC/Inova Medical Center (no address assigned), Springfield, VA 22150, TMP# 90-4 ((1)) 11C. Current Plan: Baseline recommendation for industrial use up to 0.35 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. Nominated Change: Mixed-use, allowing for a combination of office, research, education, institutional and residential uses with supporting retail up to 1.5 FAR (up to 326,700 sf).

PC19-LE-004 – POTOMAC STEEL: Located at 7801 Loisdale Road, Springfield, VA, TMP# 99-2 ((1)) 3. Current Plan: Industrial use up to an intensity of 0.35 FAR. Nominated Change: 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 sf to include a potential law enforcement training facility.

PC19-LE-005 – HILLTOP VILLAGE: Located at 7915, 7920, 7880 Heneska Loop and 7905 Hilltop Village Center Drive, Alexandria, VA, TMPs 100-1((1))9C, 9D, 9E, 9F, 9G, 9H. Current Plan: Baseline: Private Recreation and residential use at 3-4 du/ac; option for retail and office uses up to an intensity of 0.30 FAR. Nominated Change: 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.

*PC19-LE-006 – 5605 OAKWOOD ROAD: Located at 5605 Oakwood Road, Alexandria, VA, TMP#s 81-2 ((3)) 12A. Current Plan: Office use at an intensity up to 0.50 FAR; Option for office/hotel/retail mixed-use up to 1.0 FAR with possible residential component, subject to phasing and other conditions. Nominated Change: Residential mixed-use with office and self-storage as secondary uses, up to 850,000 sf, and removal of the phasing limitation for residential use. ***Recommendation to consider expanded area for study to include TMP 82-1 ((1)) 2A).*

*PC19-LE-009 – 5400-5604 OAKWOOD ROAD: Located at 5400, 5403, 5404, 5408, 5411, 5412, 5416, 5419, 5420, 5504, 5505, 5511, 5512, 5516, 5519, 5520 and 5604 Oakwood Road TMP#s 81-2 ((3)) 24, 26, 26A, 27, 28, 29, 30, 31, 32, 32B, 33, 34, 34B, 35, 36A, 36B, 37, 37A. Current Plan: Office/industrial use of 0.25 - 0.50 FAR; Option for office/hotel/retail mixed-use up to 1.0 FAR with possible residential component, subject to phasing and other conditions. Nominated Change: Residential mixed-use, including office, institutional and/or industrial, up to 1.0 FAR, and removal of the phasing limitation for residential use. ***Recommendation to consider expanded area for study to include TMP 82-1 ((1)) 2A).*

PC19-LE-008 – BRANDON AVENUE: Located at 6235 Brandon Avenue, Springfield, VA, TMP#s 80-4 ((1)) 5C2. Current Plan: Baseline for Land Unit A: Mixed-use hotel/retail/civic/arts and residential uses up to an intensity of 0.40 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 sf with ground-floor retail. Nominated Change: Add option for self-storage use up to an intensity of 3.0 FAR (175,000 sf), with ancillary ground-floor retail/restaurant use.

After Close of the Public Hearing

Commissioner Sargeant: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISIONS ON SSPA NOMINATIONS:

PC19-MV-005, HUNTINGTON METRO STATION; PC19-MV-006, 10208 OLD COLCHESTER ROAD; PC19-MV-011, 2550 HUNTINGTON AVENUE; PC19-LE-001, BEACON HILL APARTMENTS; PC19-LE-004, POTOMAC STEEL; PC19-LE-006, 5605 OAKWOOD ROAD; PC19-LE-009, 5400 TO 5604 OAKWOOD ROAD; PC19-

LE-008, BRANDON AVENUE; AND THE CHANGES TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, TO A MARK-UP SESSION, SCHEDULED FOR THE PLANNING COMMISSION MEETING ON DECEMBER 2ND, 2020.

Commissioner Niedzielski-Eichner: Second.

Commissioner Clarke: Commissioner Walter Clarke.

Chairman Murphy: Who seconded? I can't see.

Commissioner Clarke: Commissioner Walter Clarke.

Chairman Murphy: Yes. Seconded by Commissioner Clarke. Is there a discussion of the motion? All those in favor of the motion as articulated by Commissioner Sargeant, say aye.

Commissioners: Aye.

Chairman Murphy: Motion carries.

The motion carried by a vote of 11-0. Commissioner Spain was absent from the meeting.

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