



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-BR-001
Supervisor District	Braddock
Parcel ID Number(s)	56-2 ((1)) 29A
Parcel Address(es)	11301 Lee Jackson Memorial Highway, Fairfax, VA 22030
Nominator	Evergreen Investment Company LLC (Lynne Strobel, Agent/Attorney)
Plan Map Designation	Office
Comprehensive Plan Recommendation for Nominated Property	Base Plan: Office up to a 0.15 FAR Overlay Option: Office up to a 0.70 FAR
Proposed Land Use	Residential
Summary of Proposed Comprehensive Plan Change	The Nominator proposes an option to the current Plan text to allow for residential use up to a 1.9 FAR on the Property. A multi-family residential building with structured parking and up to 200 units is proposed.



**WALSH COLUCCI
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Lynne J. Strobel
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October 14, 2022

Via Electronic Submission

Leanna O'Donnell, Director
Planning Division
Fairfax County Department of Planning and Development
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Re: Site-Specific Plan Amendment Nomination
Fairfax County Tax Map Reference: 56-2 ((1)) 29A (the "Property")
Nominator: Evergreen Investment Company LLC

Dear Ms. O'Donnell:

Please accept this letter as a statement of justification for a Site-Specific Plan Amendment ("SSPA") nomination on the Property. The Property is located in the southwest quadrant of Waples Mill Road and Lee Jackson Memorial Highway (Route 50). The Property has been vacant for many years, and zoned to the C-8 District.

The Property is located within Land Unit J of the Fairfax Center Area of the Area III Comprehensive Plan (the "Plan"). Land Unit J is developed with a mix of uses including office, residential, retail, and mini-warehousing. The Property is specifically located in Sub-unit J1, which is designated as a "Non-core" Area of the Fairfax Center Suburban Center. The Base Plan recommendation for the Property is office use up to a 0.15 floor area ratio ("FAR"), with an Overlay Option as follows:

This area contains office uses and is planned for medium/high intensity office use at .70 FAR. A portion of this sub-unit may be used to accommodate the planned interchange at Waples Mill Road and Lee-Jackson Memorial Highway. This area should be dedicated.

The Nominator proposes a multi-family residential building with up to 200 units to complement proximate office and retail uses. The proposed multi-family use will diversify and complement the existing mix of uses in the area. As the Property is adjacent to Route 50, the Nominator will pursue an inter-parcel connection with the commercial property to the south, as well as implement noise mitigation measures into the building design and public park. The Nominator proposes an option to the Plan text to allow for residential use up to a 1.9 FAR on the Property.

ATTORNEYS AT LAW

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The Property is located within the Fairfax Center Suburban Center, which is envisioned in the Plan as a premiere place to live, work, and play. The specific guiding principles, which provide an overall framework for achieving the vision, support the Nominator's proposal. These guiding principles include: (1) Promote high-quality urban design, to include building design and streetscape amenities that contribute to the overall vision of the Fairfax Center Area; and (2) Provide opportunities for infill development to support the creation of additional activity nodes that include residential, retail, office, hotel, and/or civic uses. To implement these guiding planning principles, the Plan acknowledges that future development within the Fairfax Center Area is likely to occur on smaller parcels where integration with existing or planned development will be a primary consideration. Infill development is encouraged to be a compatible use, type, and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14. The Nominator's proposal is comparable in size, massing, and scale to the surrounding commercial development to the south and the residential development to the north across Route 50. The area includes retail uses to the east that will provide services to the residents.

Residential development in the Fairfax Center Suburban Center is consistent with Fairfax County's goals for providing affordable housing. Specifically, it supports Land Use Objective 3, which states: "Fairfax County should maintain a supply of land sufficient to meet the needs for housing, commercial, industrial, institutional/public services, and recreational and leisure activities to support the Comprehensive Plan." The County's One Fairfax Policy encourages housing policies that result in a full spectrum of housing opportunities across the County, most notably those in mixed-use areas that are accessible to multiple modes of transport so that all who want to live in Fairfax County may do so. The Property will add a housing type that contributes to the diversity of housing types and price points in the area. The Property's location on Route 50 provides accessibility to transit routes.

In addition, the proposal aligns with the Fairfax County Strategic Plan's Housing and Neighborhood Livability section, which states that "reasonably priced housing and healthy, livable communities are critical to ensure a sustained high quality of life for the residents of Fairfax County." Specifically, Neighborhood Livability Strategy 3 encourages mixed-income and diverse types of housing developments on transit routes that meet affordability requirements for a range of income levels, especially units large enough to accommodate families. Furthermore, the Communitywide Housing Strategic Plan seeks to expand housing options in Fairfax County in order to ensure the community remains vibrant and diverse with a strong and resilient economy. The Communitywide Housing Strategic Plan states that the "County must take action to ensure that there is enough housing of the right types and at rents and prices that are affordable to support growth in the County's workforce and broader community, and that current and anticipated housing needs are met." Development of the Property with residential use will create more housing opportunities in the Fairfax Center Area that support these policies.

Lastly, the proposal is consistent with the Strategic Plan to Facilitate Economic Success. Goal 2 of the Economic Success Plan centers on creating places where people want to be. The proposal aligns with Goal 2.1, which focuses on planning and development activities around the creation of mixed-use communities that contain employment opportunities, a mix of housing

types to accommodate a range of ages and price points, as well as vibrant retail and entertainment options. The proximity of the Fairfax Center Area, the Government Center, and existing office buildings creates employment opportunities. In addition, the proposed residential use will support existing retail use and ensure their continued vibrancy.

The Nominator's proposal will address Fairfax County's need for housing and diversify the type of housing in the area. I would appreciate the consideration of this SSPA nomination and its inclusion in the Comprehensive Plan Amendment Work Program for 2023. It is the Nominator's intent to file a rezoning application for the Property to be reviewed concurrently with the Plan amendment should the Board authorize consideration of the requested nomination.

As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

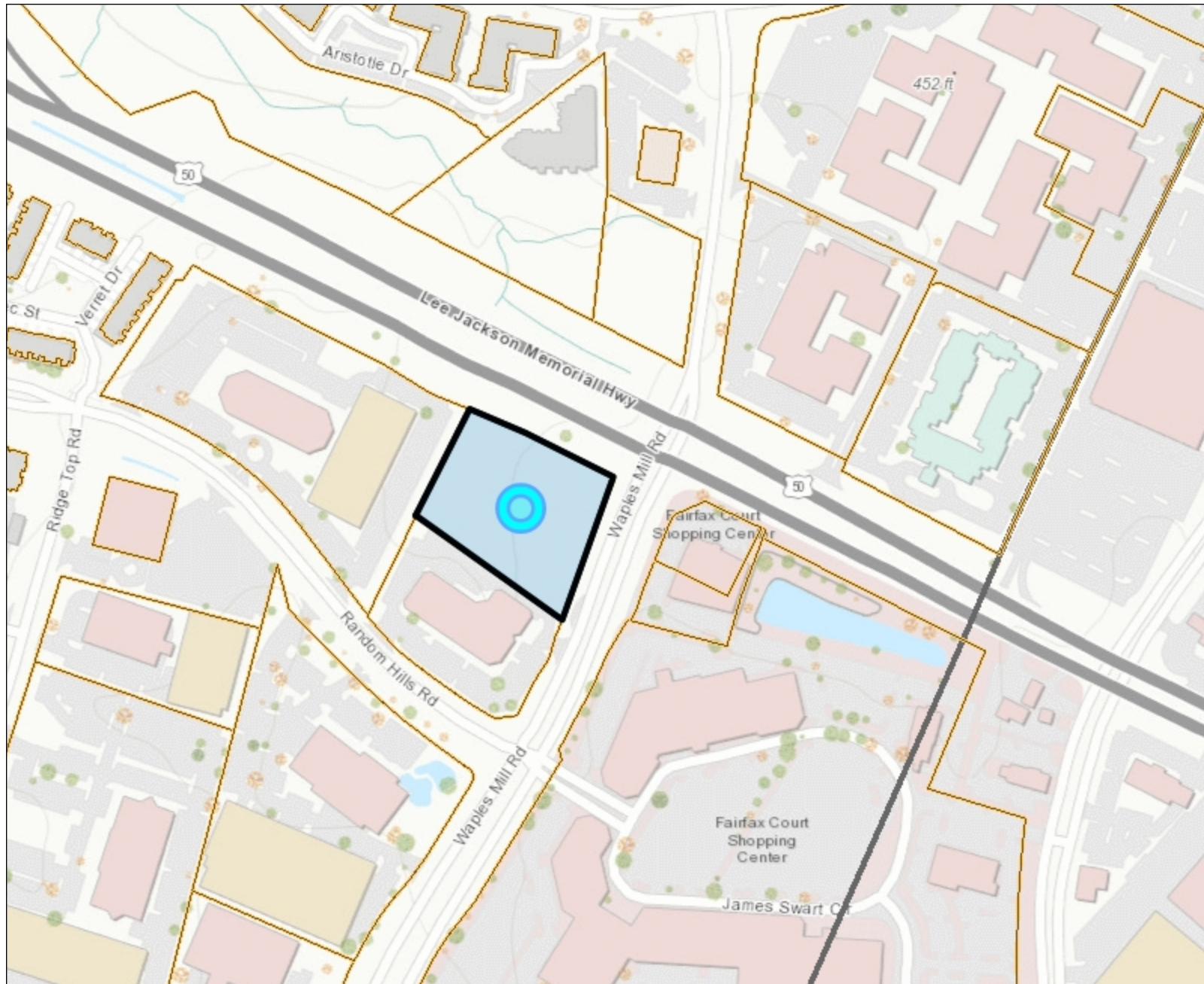


Lynne J. Strobel

cc: Kyle Price, Evergreen Investment Company
Earl Glock, O'Connell & Glock
Peter Rinek, VIKa
Chris Garwood, Davis Carter Scott
Jan Makovnik, Davis Carter Scott
Kelly Posusney, Walsh, Colucci, Lubeley & Walsh



Evergreen Investment Company SSPA Nomination Map



Legend

- Parcels

Notes:

Tax Map: 56-2 ((10) 29A
Address: 11301 Lee Jackson Memorial Highway, Fairfax, VA 22030

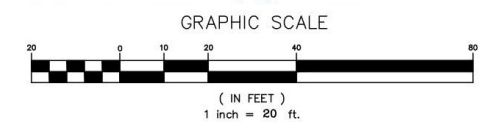
Map produced: 10/6/2022

This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.

CONCEPTUAL LAYOUT (OPTION A)



11301 LEE JACKSON MEMORIAL HIGHWAY
FAIRFAX COUNTY, VA



April 2022



October 25, 2022

Leanna O'Donnell, Director
Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Re: Agent Authorization to File Nomination for Site-Specific Plan Amendment
Subject Property: Tax Map Parcel 56-2 ((1)) 29A
Nominator: Evergreen Investment Company LLC

Dear Ms. O'Donnell:

As an authorized representative of the Nominator, I hereby authorize Walsh, Colucci, Lubeley & Walsh, P.C. to nominate the Subject Property for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. The Nominator further designates Walsh, Colucci, Lubeley & Walsh, P.C. to be the Nominator's designated agent/attorney and point of contact for this nomination. Furthermore, the Nominator understands the expectations for the process and is willing to participate in the review, analysis, and community engagement, as needed.

Very truly yours,

EVERGREEN INVESTMENT COMPANY LLC

By: 

Name: Kyle Price, Authorized Representative

Title: Vice President of Acquisitions

Evergreen Investment Company LLC
600 Winslow Way East, Suite 247
Bainbridge Island, WA 98119
kyle@evergreeninvestco.com
206-565-3021, ext 103

Statement of Consent by Property Owner

October 14, 2022

Leanna O'Donnell, Director
Planning Division
Fairfax County Department of Planning and Development
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Re: Consent to File Nomination for Site-Specific Plan Amendment
Subject Property: Tax Map Parcel 56-2 ((1)) 29A
Nominator: Evergreen Investment Company

Dear Ms. O'Donnell:

I am the authorized representative of the title owner of the property located at 11301 Lee Jackson Memorial Highway, Fairfax, Virginia 22030, and also identified among the tax assessment records as 56-2 ((1)) 29A (the "Subject Property"). The Subject Property is being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the Subject Property being submitted for consideration. Furthermore, I understand the expectations for the process and am willing to participate in the review, analysis, and community engagement, as needed, through Earl Glock, attorney/agent.

Very truly yours,

J and C BOLDOG FAMILY CORPORATION

By: 
Dorothy Boldog
President

J and C Boldog Family Corporation
6033 Crimson Court
McLean, Virginia 22101
dboldog@americanaeastinvestments.com

(202) 415-8662 (phone number)

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SOUTH WEST VIEW



NORTH EAST VIEW



NORTH WEST VIEW



SOUTH EAST VIEW

Sub-unit I5

Baseline: Residential use at 1 dwelling unit per acre

Overlay: Residential mixed use up to 12 dwelling units per acre

This sub-unit is planned for and developed with residential or residential/mixed-use development at 12 dwelling units per acre at the overlay level. Development at the overlay level provided for coordinated development with neighboring parcels and dedicated land for development of a community park.

LAND UNIT J**CHARACTER**

This land unit is located south of I-66, north of Lee Highway, west of the City of Fairfax and east of Ridge Top Road. It contains a mixture of uses including office, residential, retail, and mini-warehousing.

RECOMMENDATIONS**Land Use****Sub-unit J1**

Baseline: Office use up to .15 FAR

Overlay: Office use up to .70 FAR

This area contains office uses and is planned for medium/high intensity office use at .70 FAR. A portion of this sub-unit may be used to accommodate the planned interchange at Waples Mill Road and Lee-Jackson Memorial Highway. This area should be dedicated.

Sub-unit J2

Baseline: Retail use up to .15 FAR

Overlay: Retail use up to .35 FAR

This sub-unit is planned for community-serving retail use at a maximum FAR of .35 at the overlay level and contains the Fairfax Court shopping center. A portion of this sub-unit may be used to accommodate the planned interchange at Waples Mill Road and Lee-Jackson Memorial Highway. This area should be dedicated.

Sub-unit J3

Baseline: Office use up to .15 FAR

Overlay: Office use up to .70 FAR

Sub-unit J3 consists of the area between Ridge Top Road and Waples Mill Road, north of Lee Highway. It is planned for office use at an intensity up to 0.70 FAR at the overlay level. As an option, residential/mixed-use at an intensity up to 1.2 FAR was planned and approved with