



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

<b>Nomination Number</b>	CPN22-LE-008
<b>Supervisor District</b>	Lee
<b>Parcel ID Number(s)</b>	90-2 ((1)) 86A
<b>Parcel Address(es)</b>	6525 Frontier Drive, Springfield, Virginia 22150
<b>Nominator</b>	David Gill
<b>Plan Map Designation</b>	Retail and other
<b>Comprehensive Plan Recommendation for Nominated Property</b>	Parcel 90-2 ((1)) 86A is planned for low- intensity retail use up to .30 FAR. This use should be one-story in character, with buildings and access oriented to Frontier Drive. A minimum 50-foot vegetated buffer and a brick wall should be provided along Elder Avenue to assist in creating a transition to the existing residential communities in this area. The buffer should be enhanced with evergreen trees to provide year round screening. No sidewalk or curb and gutter should be provided along Elder Avenue. The primary access to development in Land Unit L should be oriented to Frontier Drive opposite the entrance to future Springfield Town Center.
<b>Proposed Land Use</b>	MixedUse
<b>Summary of Proposed Comprehensive Plan Change</b>	We are seeking a Plan option for mixed-use residential to complement the nearby Springfield Town Center, while respecting the existing single-family neighborhoods to the east. Building heights would taper from approximately 12-stories (120 feet) on Frontier Drive, to a single story of retail use along the property's east. We request a Plan FAR of approximately 2.0 with multifamily residential and retail use. Approximately 117,000 sf of retail use and approximately 626,000 sf of residential use. Most parking would be within underground parking structures, with a 3-story above grade garage along the south, wrapped on two sides with retail and residential uses. Vehicular access into the site will come off of Frontier Drive, with no vehicular access from the neighborhoods to the east. There will be a new retail street running east-west lined with retail, open space, outdoor seating areas, and a generous streetscape to establish a strong sense of place for the project.

**STATEMENT OF JUSTIFICATION  
FRONTIER PLAZA CENTER SSPA NOMINATION**

OWNER: GROSVENOR

Tax Map Number 090-2 ((01)) 0086A (the "Site" or "Property")

October 28, 2022

- I. This proposal addresses the growth of a market for residential mixed use at the Site. The evolution of the Franconia-Springfield Transit Station Area (TSA) over time, transportation infrastructure investments, and the growth of the nearby Springfield Town Center into a successful residential mixed-use neighborhood are all signs and drivers of how the area will successfully evolve to meet the vision of the County, as well as align with the market. We would like to position the Site to fully take advantage of this momentum to enhance the neighborhood with a new quality, walkable neighborhood.

The site is currently developed as a retail-only shopping center with stand-alone and strip retail with a large surface parking lot. This model of retail shopping center was already declining in the past 10-15 years with the growth of internet retail, as well as walkable, mixed use town centers offering shopping, dining, and entertainment options, all within a walkable neighborhood format. The Covid-19 pandemic further reduced the viability of the current retail-only shopping center. We believe the future of this site is as a residential mixed-use neighborhood with a robust retail and restaurant presence along a central, walkable street. The market has inevitably, slowly pivoted towards this successful model, and the pandemic has only accelerated and intensified this pivot. Grovesnor specializes in upscale, quality, walkable residential mixed-use projects with a strong retail, restaurant, and entertainment component. Our successful experience and expertise tells us this Site has the potential to be transformed into an even better asset to the larger community and the nearby neighborhood.

The County has also identified the growing need for additional housing, more diverse housing types, and workforce housing to allow those critical parts of our communities, such as teachers, police, and firefighters to be able to live within the community that they serve. Our proposal would meet each of these needs.

- II. The proposal implements the County's Concept for Future Development to encourage moderate density residential uses in a cohesive, complementary manner within the Franconia-Springfield TSA. We are seeking a Comprehensive Plan option for mixed-use residential to complement the nearby Springfield Town Center, while respecting the existing single-family neighborhoods to the east. Building heights would taper from approximately 12-stories (120 feet) on Frontier Drive, to a single story of retail use along the property's east. We are seeking a Plan FAR of approximately 2.0 and with residential and retail use. Approximately 117,000 sf of retail use and approximately 626,000 sf of residential use. Most parking would be within underground parking structures, while a portion of a garage along the south will be 3-stories above grade, while wrapped on two sides with retail and residential uses. Vehicular access into the site will come off of Frontier Drive, with no vehicular access from the neighborhoods to the east. There will be a new retail street running east west lined with retail, open space, and plentiful streetscape to establish a strong sense of place for the project.

Frontier Plaza Center SSPA  
Statement of Justification

The proposal also addresses County policies on increasing and diversifying the stock of both market rate and affordable housing in strategic locations. The Policy Plan's Land Use section, Objective 2, Policy A calls for housing to be located with a compatible mix of uses, including retail, hotel, and office uses that exist and are planned within the adjacent Springfield Town Center. This will create a mixed-use Transit Station Area that enhances the sense of community and reduces the need to travel long distances for employment and/or services. In addition, Land Use Objective 4, Policy A calls for more housing near employment, along with a diversity of housing types. Our proposal seeks to provide just that, with a multifamily residential housing with a mix of unit types.

The Policy Plan's Housing section, Objective 1, Policies C and F call for WDU multifamily units within Transit Station Areas, as well as encouraging affordable housing for infill sites, particularly in commercial areas and near employment concentrations. The Policy Plan's Housing section, Objective 2, policy A calls for housing opportunities in or near Mixed-Use Transit Station Areas as a way of providing the opportunity for persons to live and work within the county.

- III. The proposal achieves several goals of the County's Strategic Plan by providing affordable and quality housing, increasing the quantity and availability of housing, and providing residents access to amenities within the development itself, and to nearby amenities that promote healthy neighborhoods.

The proposal implements the One Fairfax Policy by encouraging all who want to live in Fairfax to be able to do so, by providing additional housing supply with various housing types at different price points within a Transit Station Areas that is accessible to multiple modes of transport.

Implementation

If this SSPA is adopted, the applicant intends to position the property for a rezoning in the near term as existing leases run out. The applicant is a local developer with extensive experience in the entitlement, development, construction, and management of mixed-centers within the region. The applicant has worked with the Supervisor's office, and intends to work with local community land use and transportation groups, including the Franconia District Land Use Committee, as well as other neighborhood groups.

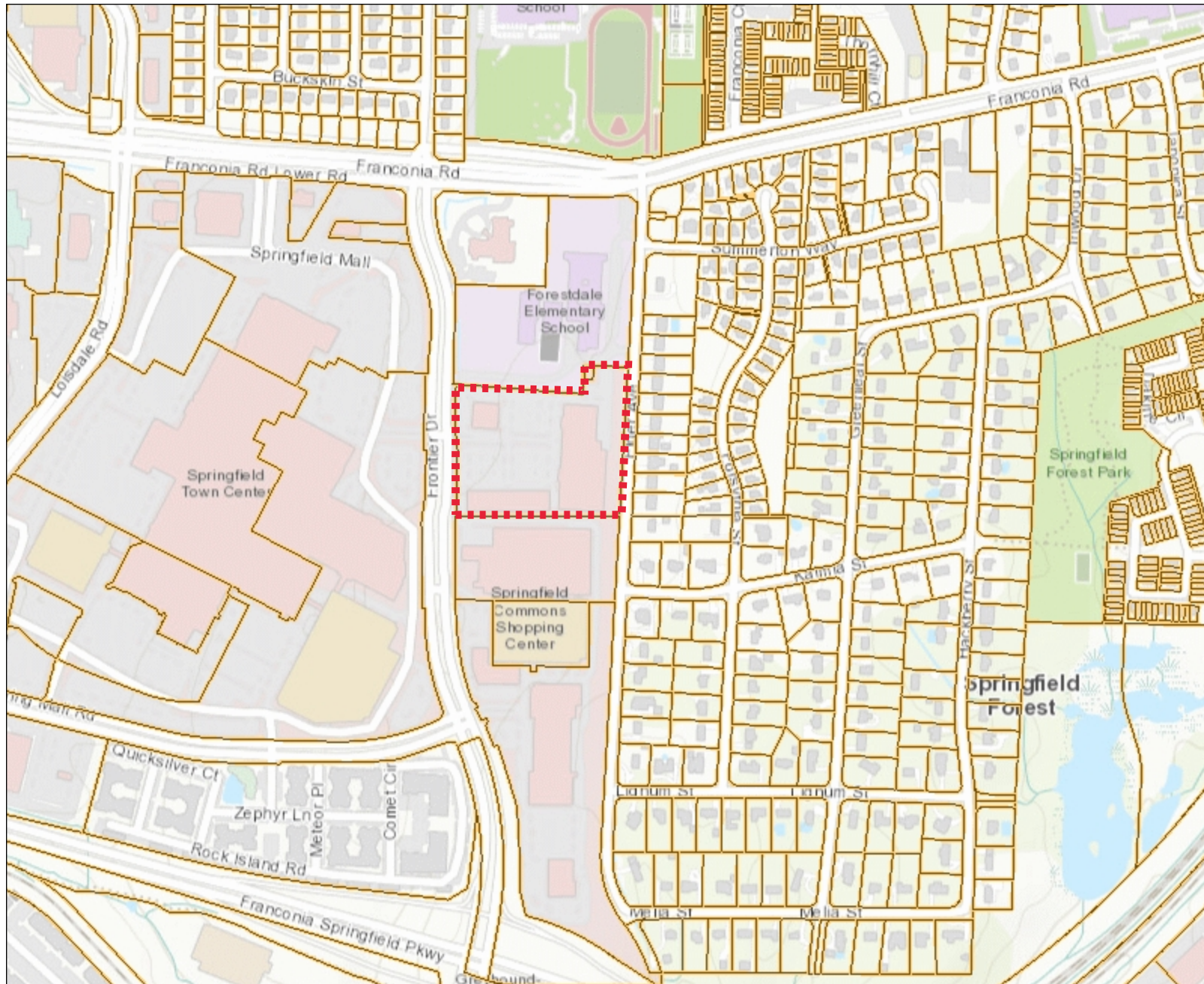
Sincerely,

*David Gill*

David R. Gill



# FRONTIER PLAZA CENTER SSPA NOMINATION



0 0.28 0.6 Miles

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



## Legend

Parcels

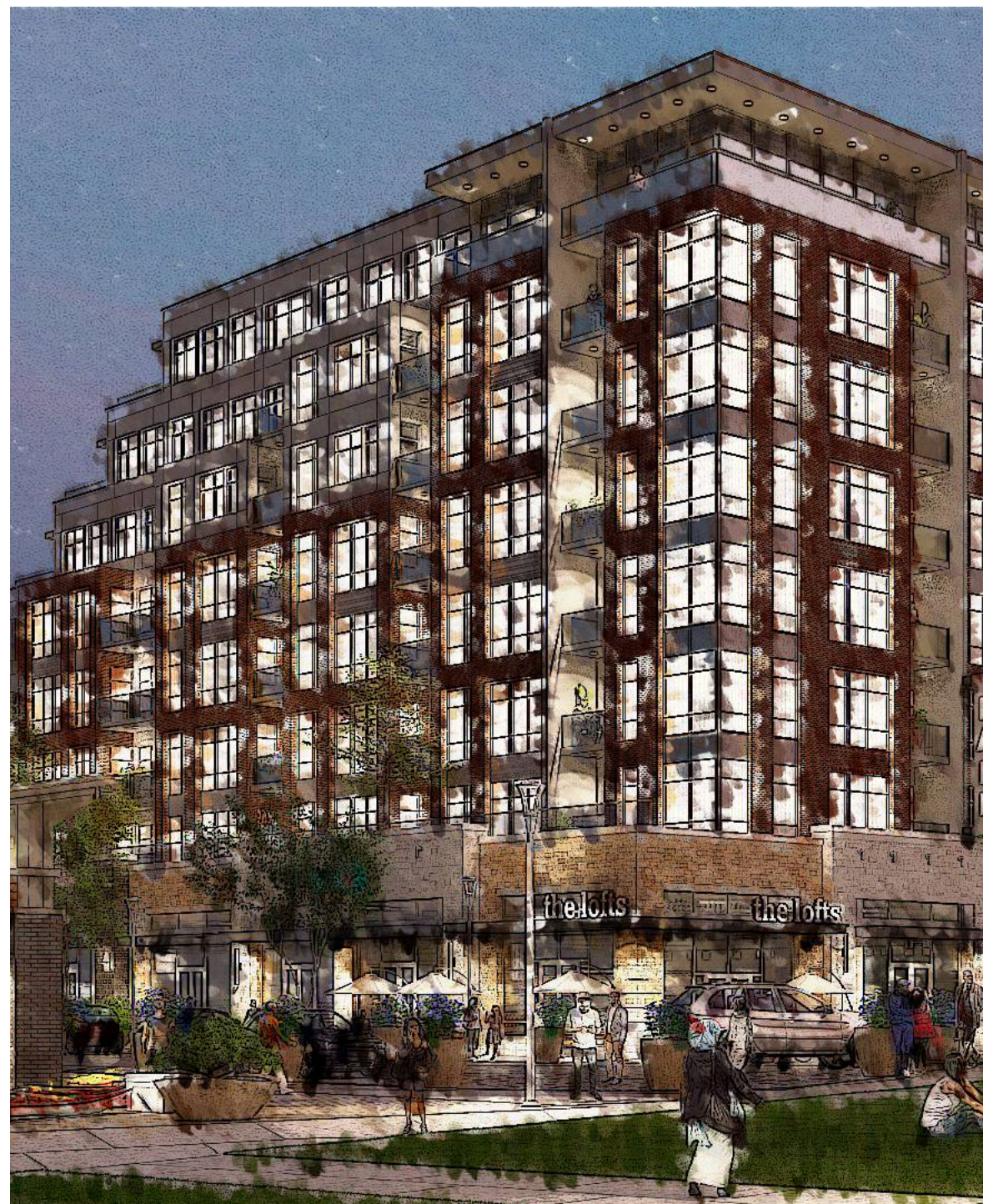
NOMINATION SITE

Notes:

Map produced: 10/21/2022

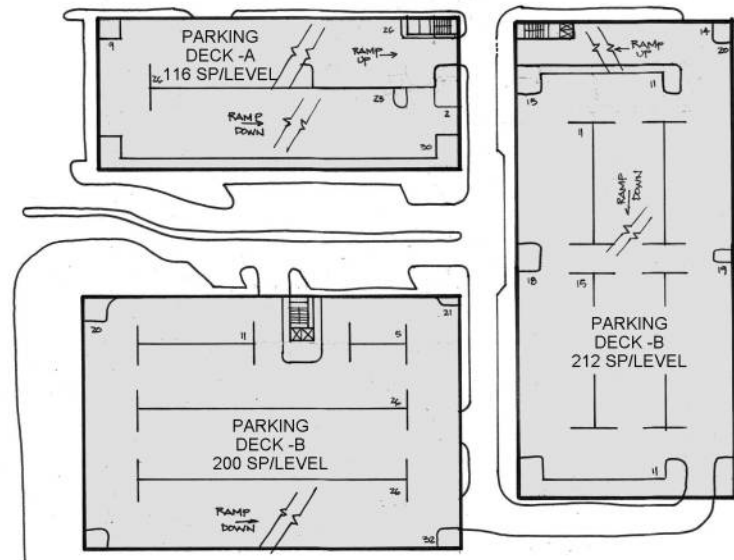


# REDEVELOPMENT VISION PLAN



**Frontier Drive**  
Springfield, Virginia





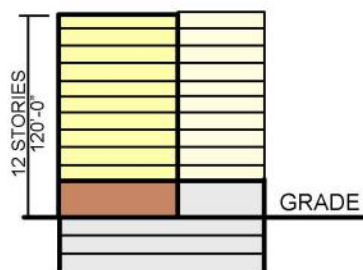
BELOW GRADE PARKING LEVELS

**DESIGN DETAILS (12 STORIES)**

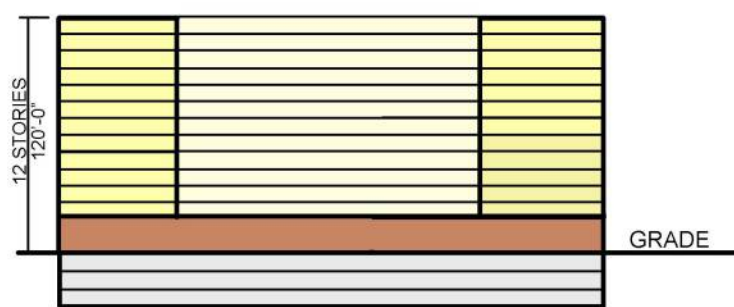
FLOOR AREA RATIO = 2.02

**BUILDING AREA**  
 RETAIL - 117,150 SF  
 RESIDENTIAL - 626,850 SF GROSS / 507,479 SF NET =  
 634 UNITS ( 800 SF EACH UNIT)  
 TOTAL AREA = 744,000 SF

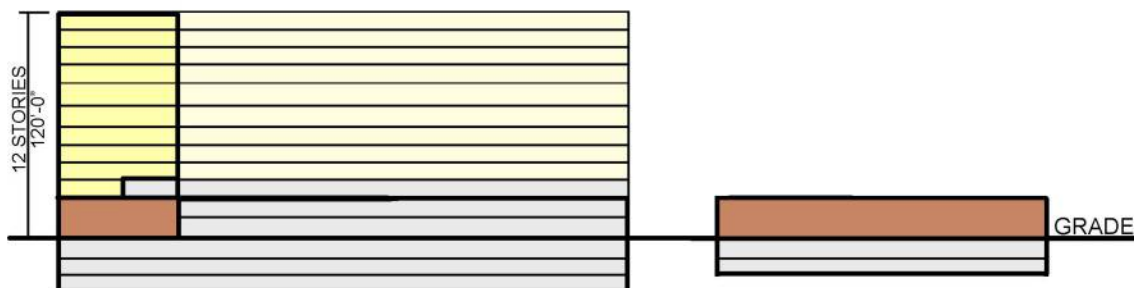
**PARKING**  
 PARKING REQUIRED RETAIL - 702 SP  
 PARKING REQUIRED RESIDENTIAL - 1,014 SP (1.6/UNIT)  
 TOTAL PARKING REQUIRED - 1,716 SP  
 PARKING PROVIDED -  
 SURFACE PARKING - 157 SP  
 STRUCTURE PARKING - 1,636 SP  
 TOTAL PARKING PROVIDED - 1,793 SP  
 SITE AREA = 8.43 AC. OR 367,210 SF



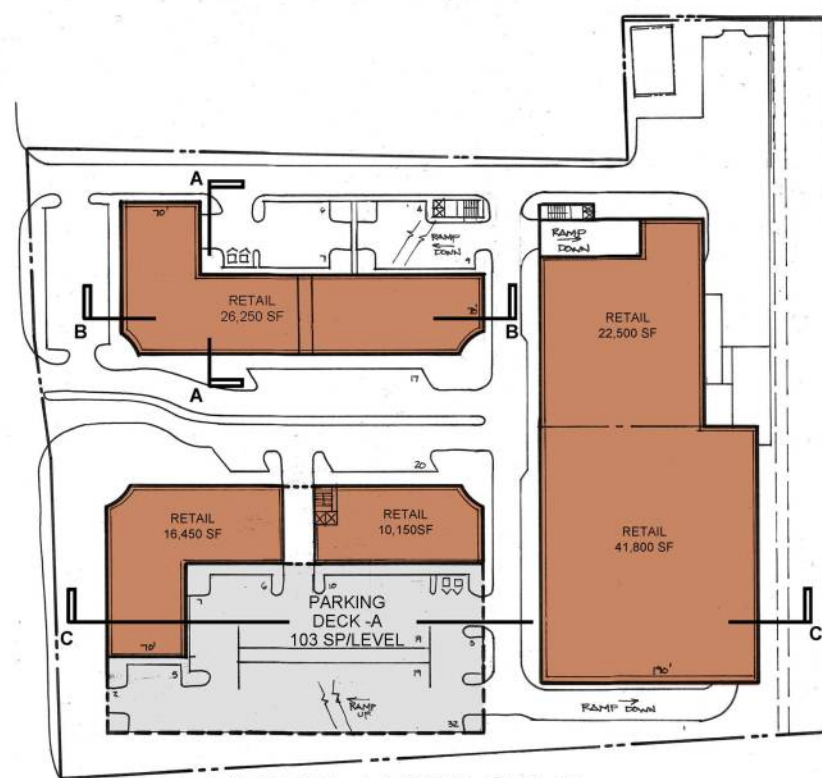
BUILDING SECTION - A



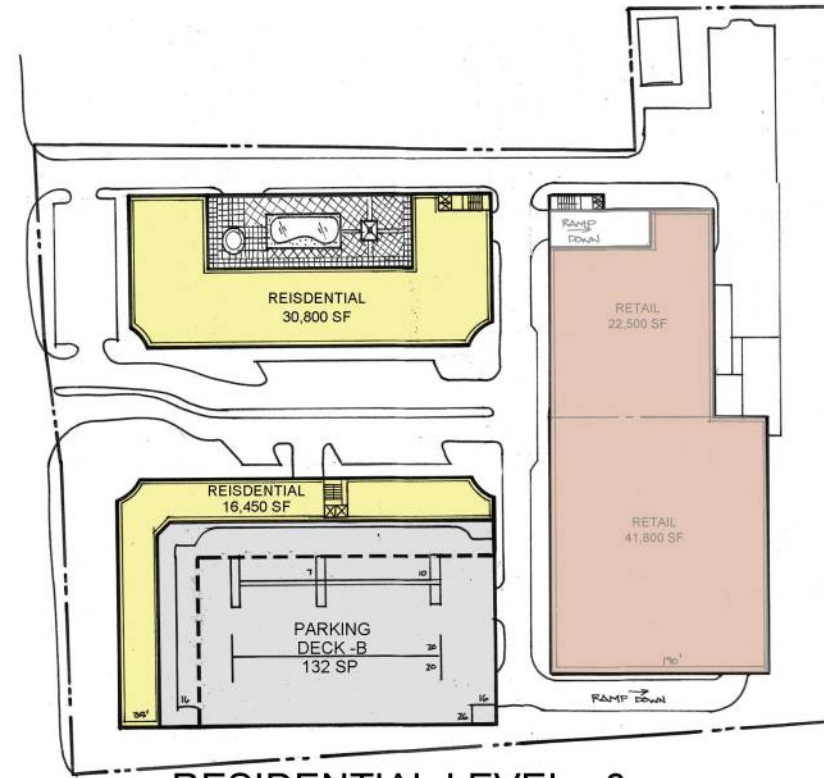
BUILDING SECTION - B



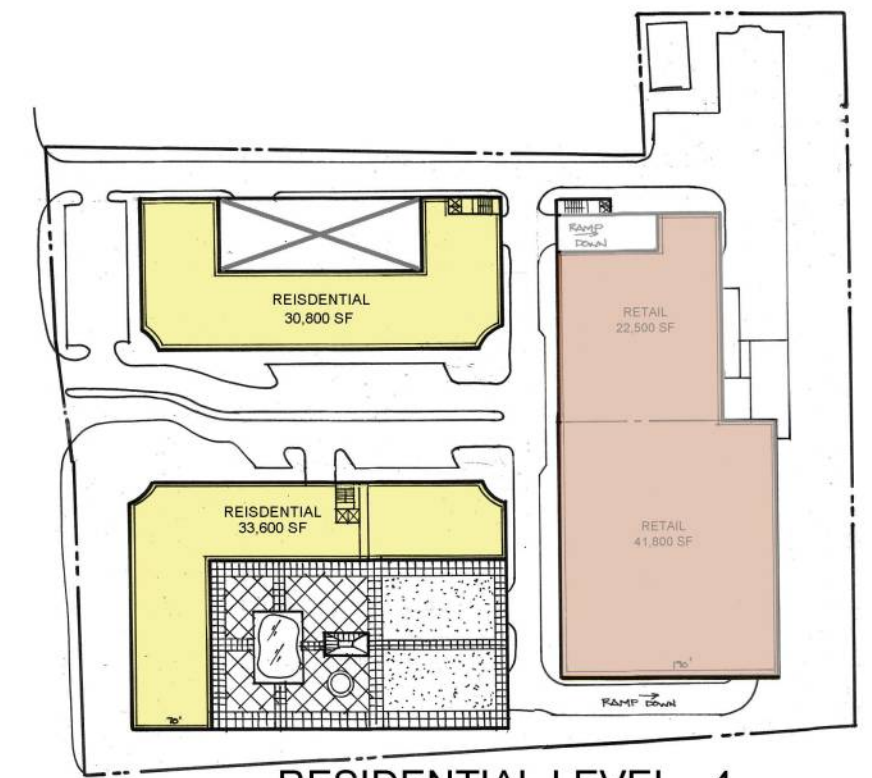
BUILDING SECTION - C



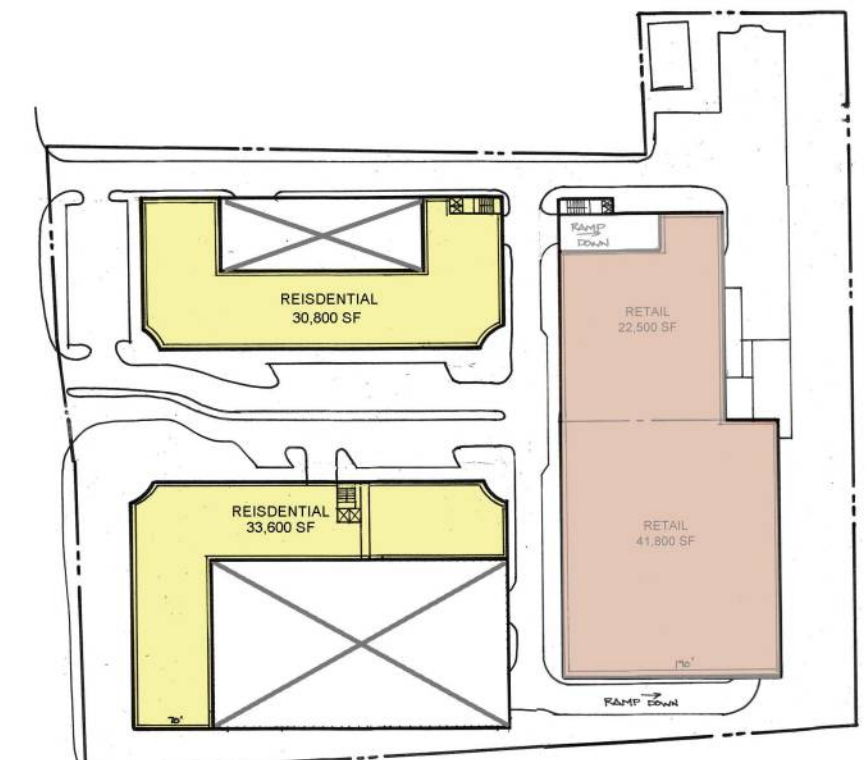
RETAIL LEVELS 1-2



RESIDENTIAL LEVEL - 3



RESIDENTIAL LEVEL - 4



RESIDENTIAL LEVELS 5-12



SITE PLAN

**Frontier Drive**  
Springfield, Virginia

*Note: For conceptual illustration only.  
 Design, dimensions, colors, materials,  
 and the location of signs and doors are  
 subject to change.*

CONCEPT B  
SITE PLAN  
EXHIBITS

P1960.00  
10.24.2022

**Bignell Watkins Hasser**  
ARCHITECTS • P.C.





# RETAIL STREETSCAPE

**Frontier Drive**  
Springfield, Virginia

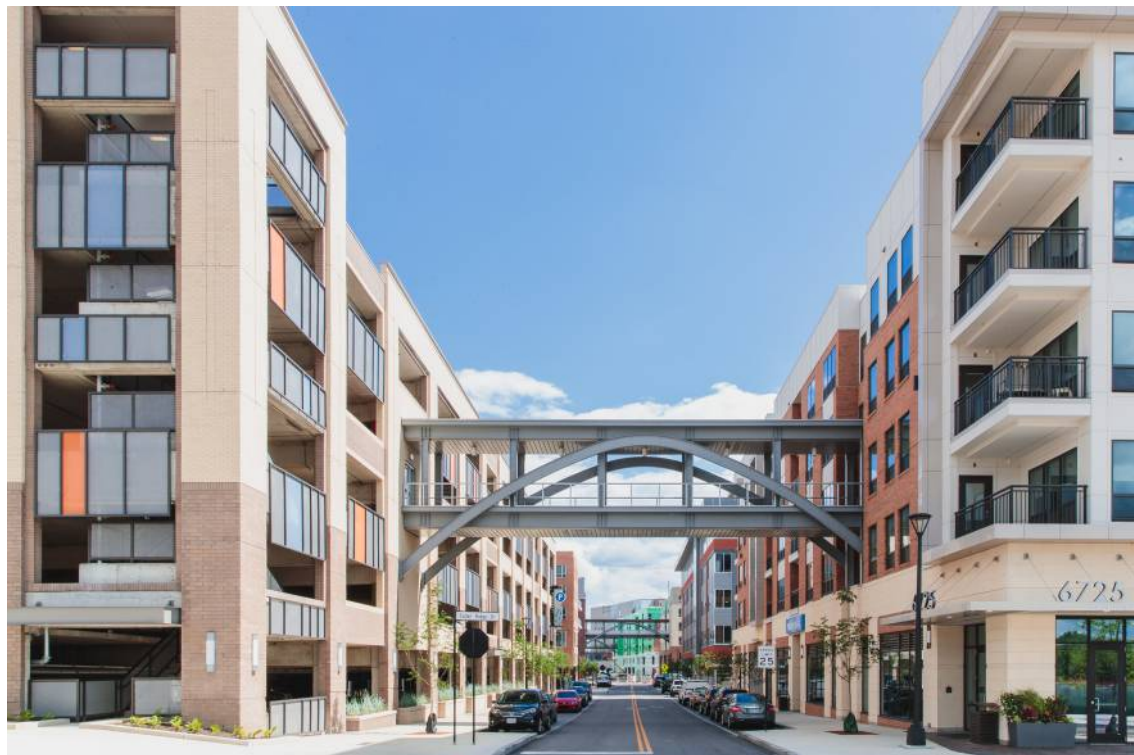
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AMENITY  
PRECEDENT  
PHOTOS

P1960.00  
10.24.2022







TRANSITION TO ADJACENT  
RESIDENTIAL COMMUNITIES



# RESIDENTIAL STREETSCAPE

**Frontier Drive**  
Springfield, Virginia

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AMENITY  
PRECEDENT  
PHOTOS

P1960.00  
10.24.2022







## RESIDENTIAL OUTDOOR SPACES

**Frontier Drive**  
Springfield, Virginia

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AMENITY  
PRECEDENT  
PHOTOS

P1960.00  
10.24.2022

**Bignell** **Watkins** **Hasser**  
ARCHITECTS • P.C.

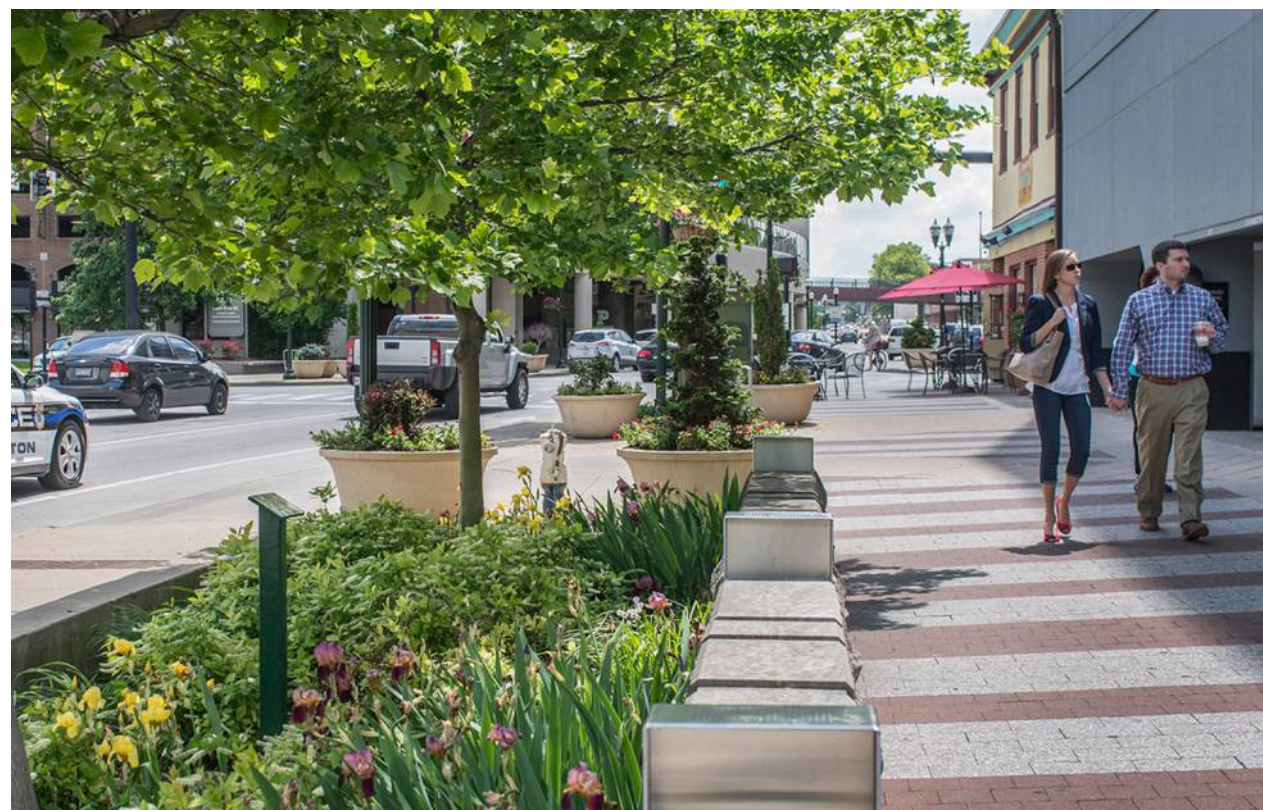




POCKET PARKS & PEDESTRIAN NODES



SIDEWALK & STREETSCAPE



GATHERING PLACES, AMENITIES & ACTIVITY ZONES

Frontier Drive  
Springfield, Virginia

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AMENITY  
PRECEDENT  
PHOTOS

P1960.00  
10.24.2022

**Bignell** **Watkins** **Hasser**  
ARCHITECTS • PC



Fairfax County Department of Planning and Development  
Planning Division  
12055 Government Center Parkway, 7<sup>th</sup> Floor  
Fairfax, VA 22035

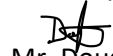
October 27, 2022

Re: Owner's Consent for SSPA Nomination for 6525 Frontier Drive, Springfield, Virginia 22150

To Whom it May Concern,

I am the owner of the property located at 6525 Frontier Drive, Springfield, Virginia 22150 (Fairfax County Tax Map 090-2 ((01)) 0086A), which is being nominated for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the property being submitted for consideration by David Gill. Furthermore, I understand the expectations for the process and am willing to participate in the review, analysis, and community engagement, as needed.

Sincerely,



Mr. Doug Jung, authorized representative

Frontier Drive Metro Center LLC

1701 Pennsylvania Avenue NW, Suite 450, Washington DC 20006, C/O Grosvenor Americas

Doug.jung@grosvenor.com

[240-205-9277]