



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-MA-007
Supervisor District	Mason
Parcel ID Number(s)	51-3 ((1)) 2 and 3
Parcel Address(es)	6326 and 6320 Arlington Boulevard, Falls Church, VA 22044
Nominator	Eakin Properties, Inc. by Sara V. Mariska, Attorney/Agent
Plan Map Designation	Retail and other commercial uses
Comprehensive Plan Recommendation for Nominated Property	Baileys Planning District, Seven Corners Community Business Center, Land Unit H. A copy of the site specific Plan text has been included as a supplemental document.
Proposed Land Use	MixedUse
Summary of Proposed Comprehensive Plan Change	The Nominator proposes an option to allow up to 450,000 square feet of residential mixed-use or up to 450 units in up to 8-story building(s).

2022-2023 Site Specific Plan Amendment Process

Statement of Justification Grand Mart and Pistone's

Nominator: Eakin Properties, Inc.

The property identified as Fairfax County Tax Map Reference 51-3 ((1)) 2 and 3 (the "Subject Property") is bound by Hillwood Avenue to the north, E Broad Street to the east, Arlington Boulevard to the south, and the BB&T high-rise office towers to the west. The approximately 3.15-acre Subject Property is developed with a Grand Mart supermarket that was built in 1954 and Pistone's Italian restaurant that was built in 1950.

Given the age of the existing development, recent nearby development projects, the lack of sufficient housing in the region, planned development in the City of Falls Church and the Seven Corners Community Business Center, and the site's proximity to transit and employment centers, the Nominator proposes to amend the existing Comprehensive Plan (the "Plan"). Building on planning efforts undertaken by the City of Falls Church, the Nominator proposes an option to facilitate development of residential mixed-use up to approximately 450,000 square feet or up to approximately 450 units in 8-story building(s) to modernize and activate this corner of the Seven Corners Community Business Center. The Nominator further proposes to accommodate a street grid and appropriately sized open spaces on the Subject Property as part of a future development.

The proposal will address the Plan amendment criteria as follows:

Address emerging community interests or changes in circumstances.

The existing development on the Subject Property pre-dates Metro's extension to the area and is auto-oriented and suburban in nature. The base Plan text does not envision any change to the existing development; however, this site is located just over a mile from the East Falls Church Metro Station and proximate to the Bus Rapid Transit (BRT) proposed for Route 7. Multifamily use will provide additional housing critical to ensuring the economic vibrancy of Fairfax County.

Advance objectives of the County's Policy Plan, Area Plans, and/or Concept for Future Development, and not contradict adopted Comprehensive Plan policy.

An increased residential component meets Land Use Policy Plan Objective 3 which recommends that the County maintain a supply of land sufficient to meet the needs for housing, commercial, industrial, institutional/public services, and recreational and leisure activities. Land Use Policy Plan Objective 4 encourages a mix of diverse housing options to provide opportunity for residents to live in proximity to their workplace and/or mass transit. The Subject Property is just over a mile to the East Falls Church Metro Station, adjacent to planned BRT, and proximate to Falls Church, Arlington, and retail centers in Seven Corners and Baileys Crossroads.

Align with the goals of the County’s Strategic Plan, One Fairfax Policy, Community-wide Housing Strategic Plan, Economic Success Plan, or other Board adopted Policy.

The nomination aligns with the goals of the County’s Strategic Plan as follows:

- Prioritize Placemaking (EO 12) – The nomination will replace auto-oriented, strip retail uses with a vibrant residential community that provides additional housing opportunities, close to transit.
- Create Great Places (HNL 19 and 20) – The nomination will increase housing units near transit, retail, and employment centers. The Nominator looks forward to accommodating neighborhood-sized gathering spaces on the Subject Property to serve new residents.
- Encourage Sustainable and Multi-Modal Transportation (MT1) – This nomination will promote dense, transit-oriented, mixed-use development within a community business center thereby creating more opportunities for residents to walk, bike, and use transit to meet their daily needs.

The nomination further aligns with the Goal 2 of the County’s Economic Success Plan as follows:

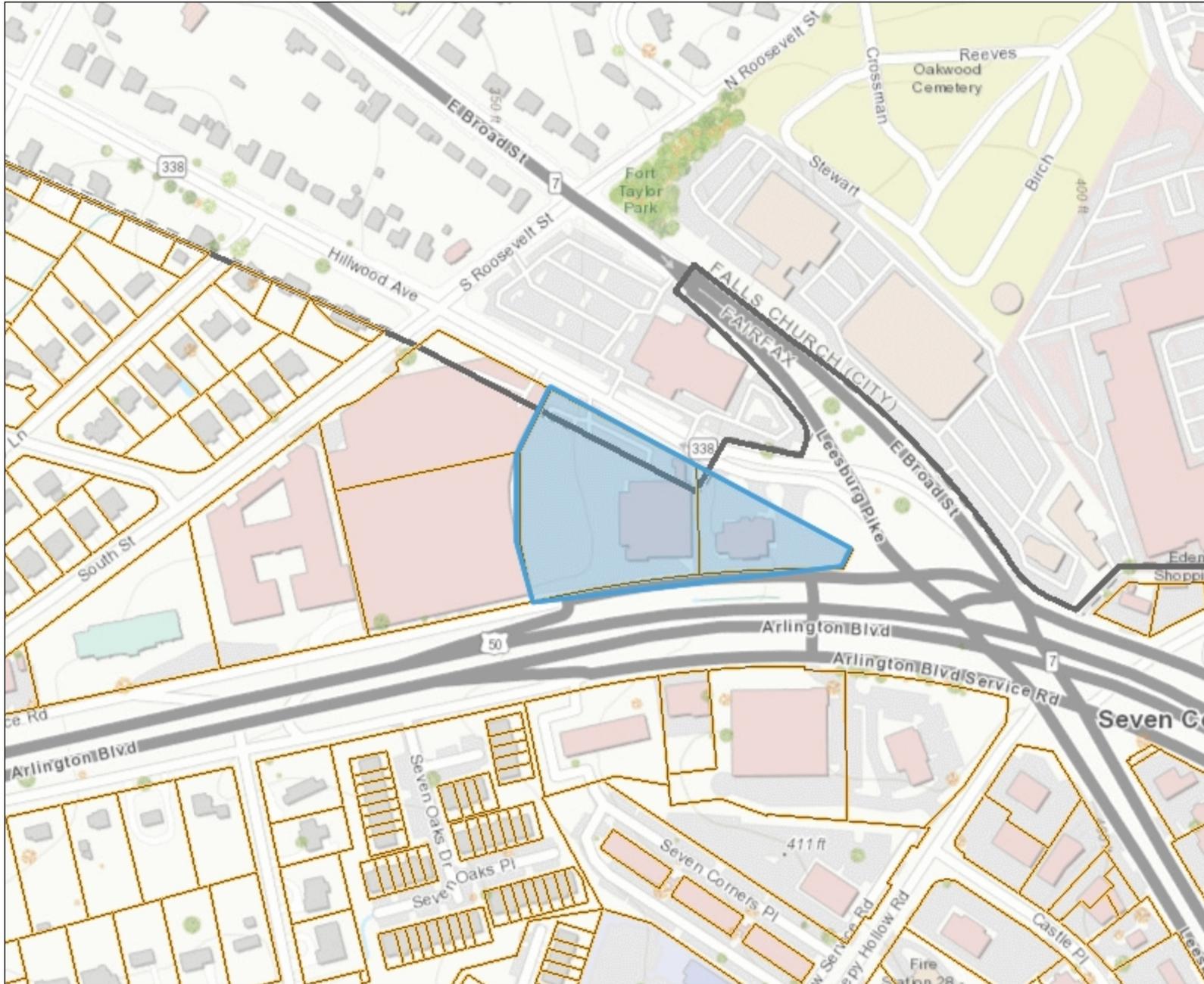
- 2.1 – The nomination will allow for development of a community that offers a new housing option in the Seven Corners Community Business Center.
- 2.2 – The nomination will increase housing in this area and provide a new housing type that is proximate to the East Falls Church Metro, Route 7 BRT, and the Seven Corners Community Business Center.
- 2.3 – The Subject Property is in a Commercial Revitalization District and this proposal supports higher density mixed-use development in a revitalization area.

The nomination also aligns with the One Fairfax Policy by ensuring that a full spectrum of housing opportunities are provided in the County.

In sum, the Nominator proposes to modify the existing Plan recommendation to allow for the addition of a much-needed housing option in a key location.



SSPA Nomination - Eakin Properties, Inc.



Legend

- Parcels

Notes:
Property Map



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

Map produced: 10/26/2022



- RESIDENTIAL WITH SOME RETAIL
- MIXED USE: HEAVY COMMERCIAL (RETAIL) WITH FLEXIBLE STUDIO/OFFICE SPACE
- MIXED USE: OFFICE WITH SOME COMMERCIAL
- COMMERCIAL

NOMINATOR AND OWNER OF SUBJECT PROPERTY: EAKIN PROPERTIES, INC.
 P.O. BOX 288
 FALLS CHURCH, VIRGINIA 22040

- NOTES:**
1. THE SUBJECT PROPERTY SHOWN HEREON IS IDENTIFIED AS FAIRFAX COUNTY TAX MAP NOS. 51-3 ((1)) 2 AND 3, WITH THE REGISTERED ADDRESSES OF 6326 AND 6320 ARLINGTON BOULEVARD, RESPECTIVELY.
 2. THE NOMINATOR PROPOSES AN OPTION TO ALLOW DEVELOPMENT FOR RESIDENTIAL USE UP TO EIGHT (8) STORIES.
 3. THIS CONCEPTUAL PLAN IS ILLUSTRATIVE AND NOT INTENDED TO CONVEY SPECIFIC DESIGN INTENT.



October 6, 2022

Leanna O'Donnell, Director
Planning Division
Fairfax County Department of Planning & Development
12055 Government Center Parkway, 7th Floor
Fairfax, Virginia 22035

Re: Consent and Authorization to File SSPA Nomination
Subject Property: 51-3 ((1)) 2 and 3
Nominator: Eakin Properties, Inc.

Dear Ms. O'Donnell:

As a duly authorized representative of Eakin Properties, Inc., owner of property identified as Fairfax County Tax Map Reference 51-3 ((1)) 2 and 3 (the "Subject Property"), I hereby consent to the filing of a Comprehensive Plan Amendment Nomination as part of the 2022-2023 Site Specific Plan Amendment (SSPA) process. Further, I hereby authorize Odin, Feldman & Pittleman, P.C., including Douglas R. Forno, Sara V. Mariska, and John L. McBride, to act as agents on our behalf for the filing of a nomination on the Subject Property.

Very truly yours,

EAKIN PROPERTIES, INC.

By: _____

Its: President

The Seven Corners Fire and Rescue Station is located on Tax Map Parcels 51-2((1))11 and 51-3((15))4. This area is planned for public facility use and serves as a transition between the commercial area to the north and east and the townhouse and single-family neighborhood to the south and east.

Sub-unit G-4

Tax Map Parcels 51-3((1))30 and 31, 51-3((11))188A, 51-3((13))5, 10 and 11 has an existing office building that is planned as the county's first, adaptive-reuse urban public school. This area is planned for public facility use and serves as a transition between the commercial area to the north, the planned mixed-use retail and multifamily development to the south and east, and the existing single-family neighborhood to the west.

Land Unit H

Land Unit H is a triangular-shaped area bounded by the City of Falls Church to the northeast, South Street to the northwest, and Arlington Boulevard to the south. The area is bordered by a stable residential neighborhood to the northeast and by automobile sales and service uses to the north, in Falls Church.

This land unit includes areas planned for, and developed with, neighborhood-serving retail uses at the existing intensity on Tax Map Parcels 51-3((1))2 and 3, and the visually prominent high rise office towers located on Tax Map Parcels 51-3((1))1B and 1E. Tax Map Parcel 51-3((1))1D is planned for a residential and retail mixed-use project. Tax Map Parcel 51-3((1)) is developed with a hotel. The overall planned intensity of A small automobile service use is located on Tax Map Parcel 51-3((1))1A, at the intersection of Arlington Boulevard and South Street. Tax Map Parcels 51-3((1))1A-1E are planned for mixed use and should continue at the same intensity.

As an option, Tax Map Parcels 51-3((1))2 and 3, located directly at the intersection of Arlington Boulevard and Hillwood Avenue may be considered for retail and/or office use up to .50 FAR if the two parcels are consolidated and access coordinated with Tax Map Parcels 51-3((1))1B and 1E or provided as far west of the intersection as possible. As a further opinion, the entire sub-unit may be considered for retail/office mixed use up to .70 FAR provided that full consolidation is achieved and higher structures are located to the east, away from the adjacent single-family detached residential areas. At this higher intensity, a traffic study at the time of redevelopment should be performed.

With any redevelopment, primary access points should be minimized with parking lots or structures situated to minimize visual and noise impacts on adjacent residential uses. Any redevelopment should also address the Seven Corners CBC future street grid found in the Transportation section to the best of its ability. The type of buffering and screening provided along South Street should be designed to maintain the residential character of this street.

Minimum Change Area

Sub-unit F-2

The multifamily residential uses along Patrick Henry Drive south of Arlington Boulevard and north of Leesburg Pike are planned for, and developed with, residential use at a density of