



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-MV-005
Supervisor District	Mount Vernon
Parcel ID Number(s)	109-2 ((1)) 13A
Parcel Address(es)	8850 Richmond Hwy, Alexandria, VA 22309
Nominator	Evan Pritchard, agent/attorney for owner
Plan Map Designation	Alternative Uses
Comprehensive Plan Recommendation for Nominated Property	Area IV, Richmond Highway Corridor Area, Suburban Neighborhood Areas. "3. Tax Map Parcels 109-2((1))15 and 13A at the intersection of Richmond Highway and Jeff Todd Way are planned for office, retail or hotel/conference center at an intensity up to 0.50 FAR. Development proposals should be consistent and compatible with those approved uses within the Woodlawn Historic Overlay District. The environmental quality corridor located in this area should be preserved as open space."
Proposed Land Use	Residential
Summary of Proposed Comprehensive Plan Change	We propose to add language allowing, as an alternative to office or hotel uses, multifamily residential uses up to 35 feet in height and approximately 30 units/acre.

STATEMENT OF JUSTIFICATION

SSPA Nomination

8850 Richmond Highway

October 27, 2022

We propose, as an alternative development option for the property located at 8850 Richmond Highway (the “Property”), a multifamily development. Currently, the Property is planned only for office, retail, or hotel uses.

The proposed residential development would be comprised of three (3) buildings, each with a height up to three (3) stories, not to exceed thirty-five (35) feet, and density up to thirty (30) units per acre for a total unit count of approximately 245 units. Depending on market conditions and community needs, it could also potentially include a retail component to complement the adjacent Roy Roger’s restaurant. The environmental quality corridor (“EQC”) portion of the Property would be preserved as open space. As explained below, this development will help enhance Fairfax County’s goals for expanding housing availability and revitalizing the Richmond Highway Corridor.

The Property is currently developed with an aging office building known as the IMP Building, which was constructed in 1987 and has a gross floor area of approximately 67,750 square feet. Given the age of the building, its location, and long term market conditions, the owner has struggled for years to maintain sustainable office occupancy levels. Currently, the building is only forty percent (40%) occupied and subject to two major leases that account for the majority of the office building’s occupancy. Both of these leases expire in October of 2023, at which point the occupancy level will be extremely low at around fifteen percent (15%) and the remaining leases will only be month to month. A repositioning of the Property to a more viable use, therefore, is more critical than ever.

On May 25, 2010, the Fairfax County Board of Supervisors (the “Board”) approved RZ 2008-MV-007 to permit the construction of two (2) hotels and the retention of the existing office building. The Board concurrently approved SEA 85-L-137 to permit uses in a floodplain and an increase in floor to area ratio (“FAR”). These approvals were consistent with the current Fairfax County Comprehensive Plan (“Comprehensive Plan”) recommendation that uses on the Property be limited to office, retail, and/or hotel/conference center.

Over the last twelve (12) years since RZ 2008-MV-007 and SEA 85-L-137 were approved, the owner has been unable to find an interested hotel developer or secure financing to build the approved hotels pursuant to those approvals. Moreover, there is no need for additional hotel uses in this part of Fairfax County. The immediate area is already well-served by no fewer than three (3) hotels directly across Richmond Highway from the Property: the Hampton Inn and Suites with 131 rooms constructed in 2009, the Candlewood Suites with fifty-seven (57) rooms constructed in 2012, and the Stay Apt Suites with seventy-five (75) rooms constructed in 2020. Also located nearby on Richmond Highway are the Best Western with 132 rooms constructed in 1995 and the TownePlace Suites with ninety-two (92) rooms constructed in 2016. In sum, there are already a total of 487 hotel rooms within a half-mile of the Property.

At the same time that there has been no market demand for a hotel on the Property, the need for additional market-rate and affordable housing in Fairfax County, has grown exponentially. The multifamily units proposed on the Property, which would include affordable dwelling units (“ADUs”) and/or workforce dwelling units (“WDUs”), would help address this critical need for housing.

The proposed multifamily units would also help provide additional riders to support the planned Bus Rapid Transit (“BRT”) line, and eventual extension of Metrorail, at the western terminus of the Richmond Highway Corridor Area within one-half (1/2) mile of the future Woodlawn BRT Station. The proposed development will therefore help meet the Guiding Planning Principles of the Richmond Highway Corridor Area to promote revitalization of the Richmond Highway Corridor, enhance access to nature, encourage high-quality urban design, support the economic success of the corridor, maintain the primarily residential nature of the communities surrounding the CBCs, and preserve and enhance the environment through dedication of the EQC area.

The development would be limited to thirty-five (35) feet in height to ensure compliance with the Woodlawn Plantation Overlay District regulations. The EQC portions of the Property would be preserved as open space and we would work with the County to ensure that there would be appropriate recreational opportunities within this area while maintaining the ecological health of the nearby pond. Finally, the proposed residential buildings will incorporate high-quality urban design that will improve the appearance of the area and help define a strong, well-defined street edge for this portion of the corridor.

We have had preliminary discussions with the Mount Vernon Council of Citizens Associations, which expressed support for the proposal. Assuming we continue to have community support through the SSPA process, we intend to file a concurrent rezoning application to expedite the redevelopment of the Property and help ensure an informative and productive public conversation going forward.

Please contact me with any questions or if additional information is needed to process this nomination. We look forward to working with staff, the Planning Commission, and the Board of Supervisors on this project.

Very truly yours,

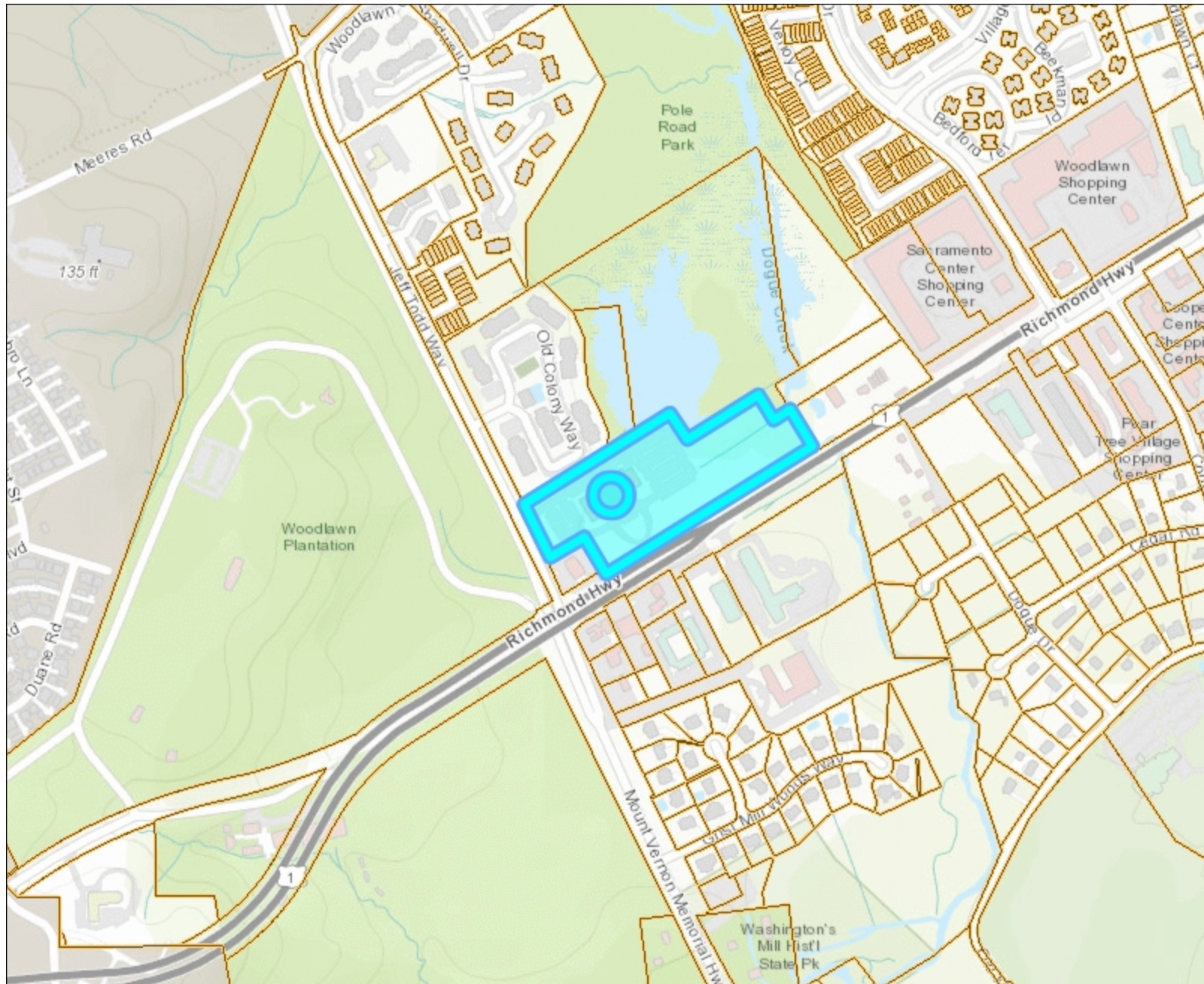
COZEN O’CONNOR




G. Evan Pritchard



Map Title



Legend

 Parcels

Notes:

Map produced: 10/24/2022

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.

Oaks of Woodlawn
Apartments

- 245 total multifamily units (~20 units/ac)
- 3 stories (35')

~2.6 ac natural
area to be
preserved or
dedicated for
recreation

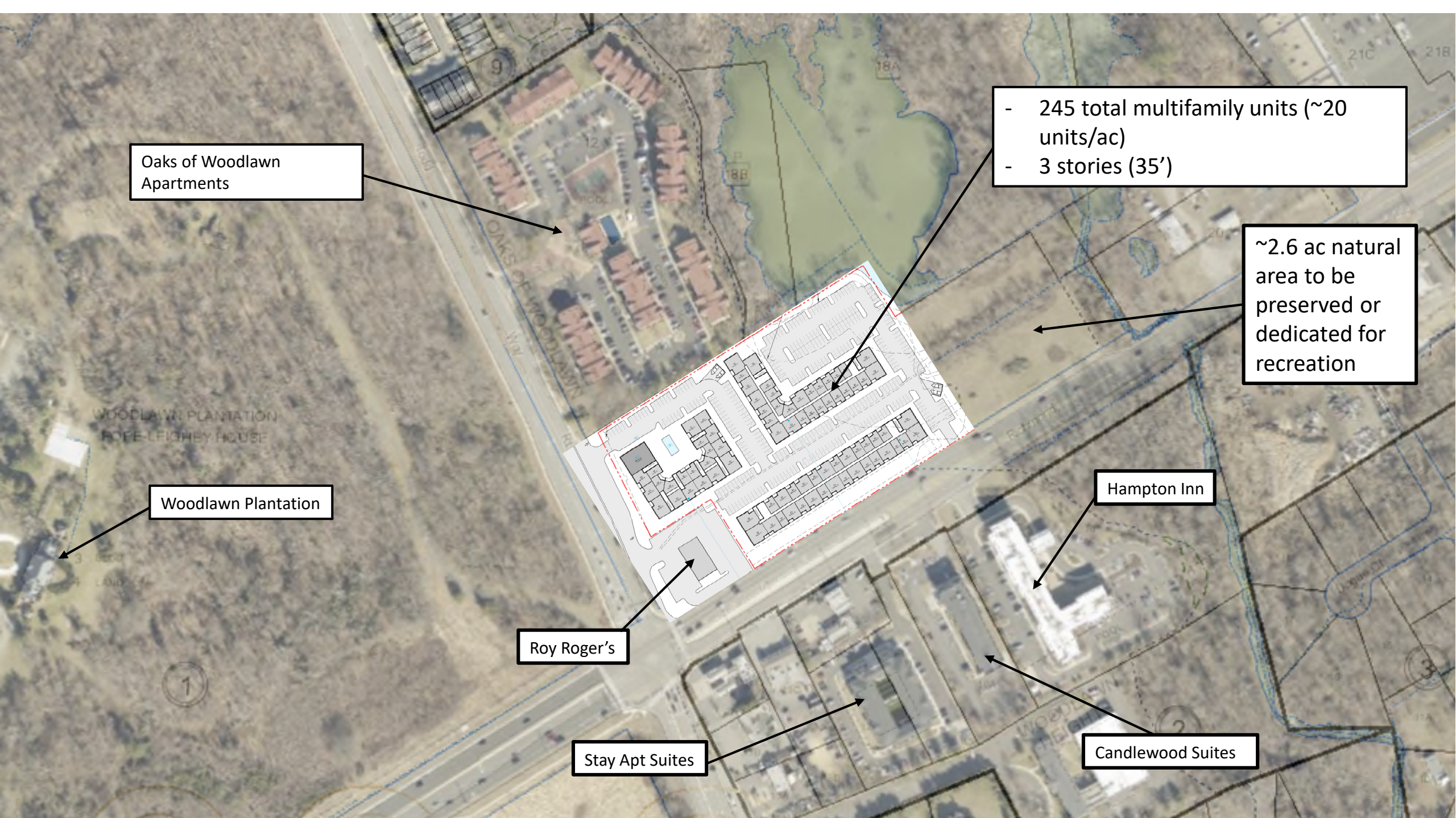
Woodlawn Plantation

Hampton Inn

Roy Roger's

Stay Apt Suites

Candlewood Suites



JEFF TODD WAY

DOMINION EASEMENT

+29'

+12'

- 245 total multifamily units shown (~20 units/ac)
- 3 stories (35')

A

B

C

+23'

+19'

+15'

RICHMOND HIGHWAY

October 24, 2022

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

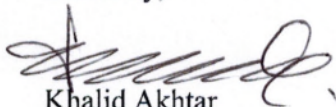
Re: SSPA Nomination for 8850 Richmond Highway

To Whom it May Concern,

I am the president of JK Investments, Inc., the owner of the property located at 8850 Richmond Highway (Tax Map 1092 01 0013A), Alexandria, VA 22309, 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 Cozen O'Connor. Furthermore, I understand the expectations for the process and am willing to participate in the review, analysis, and community engagement, as needed.

Please direct all future correspondence related to this nomination to my attorney, Evan Pritchard, at epritchard@cozen.com, 703-304-0430.

Sincerely,



Khalid Akhtar
President
JK Investments, Inc.

[Disclaimer](#) [Real Estate Assessment](#)[Print](#)

Parcel Identification Number (Map #): 1092 01 0013A					
Property Location: 8850 RICHMOND HWY, ALEXANDRIA VA 22309					
Property Description			Planning and Zoning Data		
<u>Supervisor District:</u>			Zoning District:		
Town:			<u>Overlay District:</u>		
Subdivision:			<u>Comprehensive Plan Base:</u>		
* Deed Book & Page:			<u>Plan Area:</u>		
* Recorded Land Area: Acres; Sq Ft			<u>Plan District:</u>		
* Site Description:			<u>Plan Sector:</u>		
* Land Use Code:			<u>Commercial Revitalization District:</u>		
			<u>Historic Site:</u>		
Property Structure Data					
Residential					
* Year Built	* Year Addition	* Above Grade Living Area Total Sq Ft		* Stories	
Commercial					
* Property Name	* Year Built	* Year Addition	* Stories	* Units	* Gross Floor Area Sq Ft
EXPANSION LAND	1700	N/A	N/A	N/A	
I M P BLDG	1987	N/A	3	N/A	67,750
Property Owner Data			Property Tax & Assessment Data		
* Owner Name(s):			* Tax Year:		
* Mailing Address:			* Current Land:		
			* Current Building:		
			* Current Assessed Total:		
			* Tax Exempt:		
			* Tax District Name(s):		

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* This data is from the Fairfax County's [Department of Tax Administration](#) (DTA). DTA is responsible for its data and provides the following information:

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Comments or requests may be made via e-mail to the Real Estate Division at [Real Estate Division](#) or by phone at (703) 222-8234.

Times: