



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-MV-007
Supervisor District	Mount Vernon
Parcel ID Number(s)	83-3 ((1)) 91 and 92
Parcel Address(es)	6100 and 6130 Richmond Hwy, Alexandria, VA 22303
Nominator	Mark M. Viani
Plan Map Designation	Office
Comprehensive Plan Recommendation for Nominated Property	<p>The property is included in Landbay C of the Penn Daw CBC, of the Richmond Highway Corridor Area (Area IV), which provides: Land Unit C This approximately 7-acre sub-unit includes the commercially-zoned lots fronting on the west side of Richmond Highway south of Belle Haven Towers between Richmond Highway and the Fairhaven neighborhood. Base Plan The sub-unit is planned for office use up to approximately 150,000 gross square feet and a maximum height of 50 feet. Buildings should be oriented toward Richmond Highway with parking in the rear. Substantial consolidation of lots, combined access points, and an efficient internal circulation pattern should be provided.</p>
Proposed Land Use	Residential
Summary of Proposed Comprehensive Plan Change	<p>As detailed more fully in the Statement of Justification (letter) and Illustrative Concept Plan, submitted with this application, the nomination proposed to completely redevelop the property with a high-quality multifamily residential development, with an internal structured parking facility an onsite amenities, including a dog park. The proposed development would have a maximum density of 400 units (approx 87.33 dus/ac), each unit at about 800nrsf, with a maximum building height of six stories.</p>



2311 WILSON BOULEVARD
5TH FLOOR
ARLINGTON, VA 22201
PHONE 703.525.4000
FAX 703.525.2207

Mark M. Viani
Admitted: VA, MD and DC
(703) 525-4000
mviani@beankinney.com

October 28, 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: 83-3 ((1)) 0091 and 0092 (the "Property")

Nominator: Vista Residential

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 on the west side of the 6100 block of Richmond Highway, immediately east of the Fairhaven single-family residential community, south of the Huntington Towers and Montebello communities and north of the small commercial district at the intersection of Fairhaven Avenue/Quander Road with Richmond Highway (which includes the Moon Inn Hotel, Ourisman Ford dealership, Five Guys and El Paso restaurants and Loan Max. The Property consists of two parcels of C-8 zoned land, which collectively comprise 4.48 acres. One parcel is developed with the three-story, 108-room Days Inn Motel (comprising 46,656 square feet and constructed in 1963). The other parcel is developed with the Hawaiian Pool and Spa commercial establishment, which includes a 1,251-square-foot converted former residence (constructed in 1951) and a 3,750-square-foot, metal work shed, constructed in 1983.

The Property comprises the two largest parcels within Land Unit C of the Penn Daw Commercial Business Center, the Richmond Highway Corridor Area of the Area IV Comprehensive Plan (the "Plan"). The Plan only provides the following Base Plan recommendation for the Land Unit C:

The sub-unit is planned for office use up to approximately 150,000 gross square feet and a maximum height of 50 feet. Buildings should be oriented toward Richmond Highway with parking in the rear. Substantial consolidation of lots, combined access points, and an efficient internal circulation pattern should be provided.



The Nominator proposes to completely redevelop the Property with an upscale multi-family building that contains approximately 400 units, configured in a six-story structure (taking advantage of the significant drop in elevation between the Fairhaven community and Richmond Highway), that is oriented toward Richmond Highway, with structured parking in the rear and a robust vegetated buffer for the adjacent single-family community. To accommodate this proposed development, the Nominator proposes an option to the current Plan text to allow for multi-family dwellings on the Property with an increase in the allowable residential density and building height.

The proposal is consistent with The Richmond Highway Market Assessment Study prepared last year by the Fairfax County Economic Development Authority. This study confirms the poor state of the office property market and high vacancy rates and confirms that the development of new office space on Richmond Highway is unlikely in the next ten years. Accordingly, this warrants reconsideration of the proposed office use in the current version of the Plan.

The Property is part of the Richmond Highway Corridor Area, 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 for the Richmond Highway Corridor Area support the Nominator's proposal. These guiding principles include: (1) Encouraging redevelopment of older commercial uses in favor of mixed-use development in the designated CBCs to support live-work-shop urban environments and that concentrate the highest intensities at the transit stations; (2) Encouraging parcel consolidations of a logical and sufficient size to support planned redevelopment; (3) Encouraging the provision of a variety of housing types that are affordable and accessible to residents with a range of income levels, ages and abilities, who are needed for a diversified work force and vibrant community, (4) Providing a variety of residential housing types within the CBCs to preserve the stability of lower density neighborhoods; and (5) Encouraging development approaches that serve to reduce impervious surfaces and achieve improved control over stormwater runoff.

The proposal is consistent with Fairfax County Comprehensive Plan's Land Use Policy. Given the Property's proximity (under a half mile) and easy pedestrian access via Mount Eagle Park to the Huntington Metro Station and easy pedestrian access (under 10 minute walk) to a future BRT station, residential redevelopment of the Property supports Land Use Objective 4 states: "The County should encourage a diverse housing stock with a mixture of types to enhance opportunities for county residents to live in proximity to their workplace and/or in proximity to mass transit." It also supports Land Use Objective 16, which provides: "Fairfax County should encourage Transit-Oriented Development (TOD) with focused growth near certain planned and existing rail transit stations as a way to create opportunities for compact pedestrian- and bicycle friendly, neighborhood centers accessible to transit." Because the proposed redevelopment would remove aging and underutilized commercial uses with an attractive new multifamily complex that provides a continuous frontage and robust buffer along the adjacent single-family and insulates that



community from Richmond Highway, it supports Land Use Objective 8, which provides “Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.” This objective can be achieved by introducing new residential options that will support commercial uses in the area and thereby enhancing and maintaining the stability of the established residential neighborhoods further to the west.

The proposal is also consistent with 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 proposal is also consistent 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.” 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.”

The proposal is consistent with the Fairfax County Economic Incentive Program. The Property is located entirely within the Richmond Highway Incentive Area, proposes the assemblage of more than two acres of contiguous and separately-owned parcels for redevelopment with multifamily residential uses and will be consistent the consolidation and use recommendations of the Comprehensive Plan, and all laws and policies related to the provision and preservation of affordable housing.

Lastly, the proposal is consistent with Fairfax County’s 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 Goals 2.1 and 2.2, which focus planning and development activities around the mixed-use communities served by multi-modal transportation options, which 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.



Leanna O'Donnell, Director
Planning Division
Fairfax County Department of Planning and Development
October 28, 2022
Page 4 of 4

The Nominator's proposal will address Fairfax County's need for housing and diversify the type of housing in the area and in a manner that capitalizes on proximity to transit resources. I would appreciate the consideration of this SSPA nomination in your deliberation of updating 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 the requested nomination.

As always, I appreciate your cooperation and assistance.

Very truly yours,

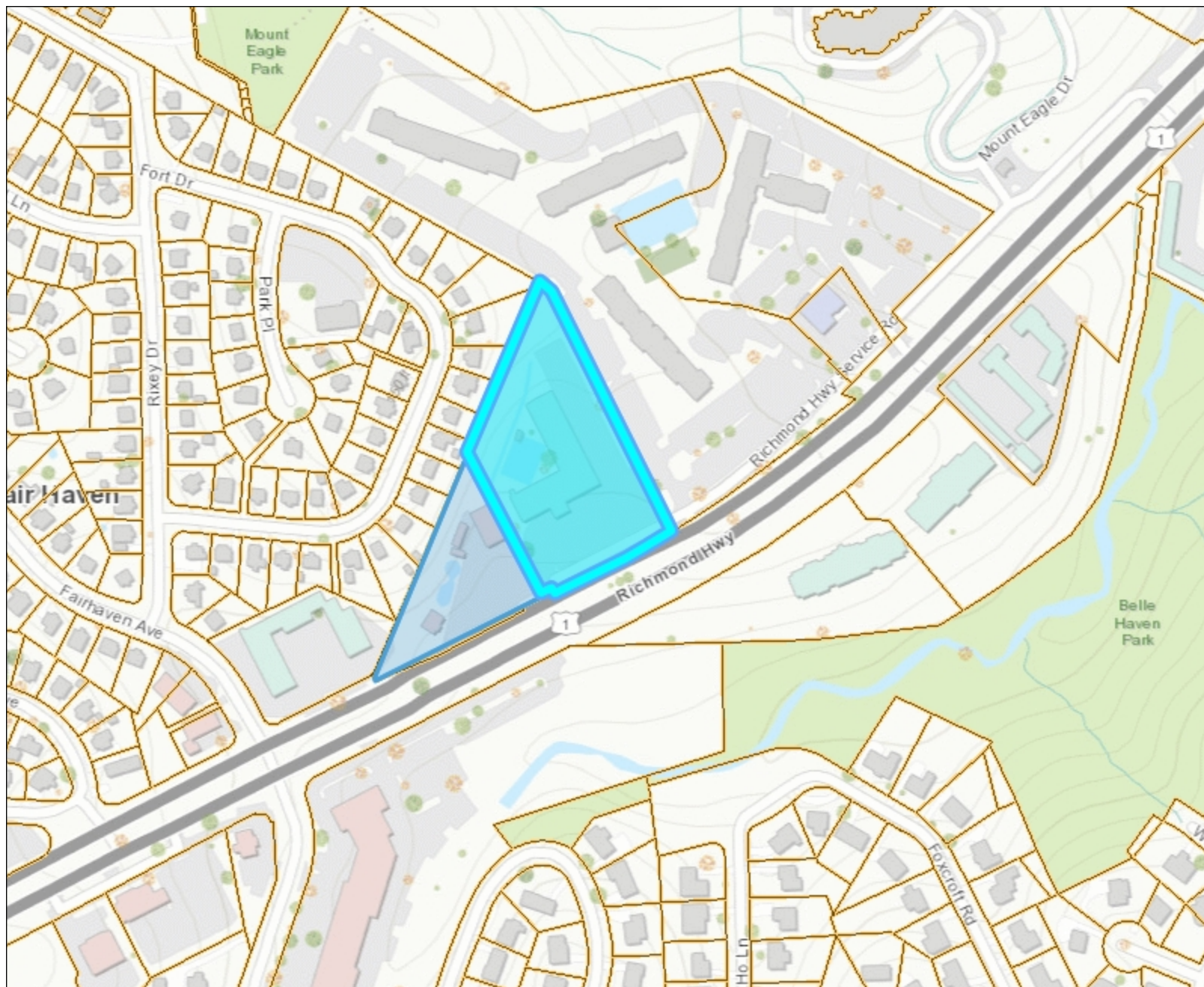
A handwritten signature in blue ink, appearing to read 'Mark M. Viani', with a large, stylized initial 'M'.

Mark M. Viani

cc: Alex Vespoli, Vista Residential



6100-6130 Richmond Highway



0 0.14 0.3 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

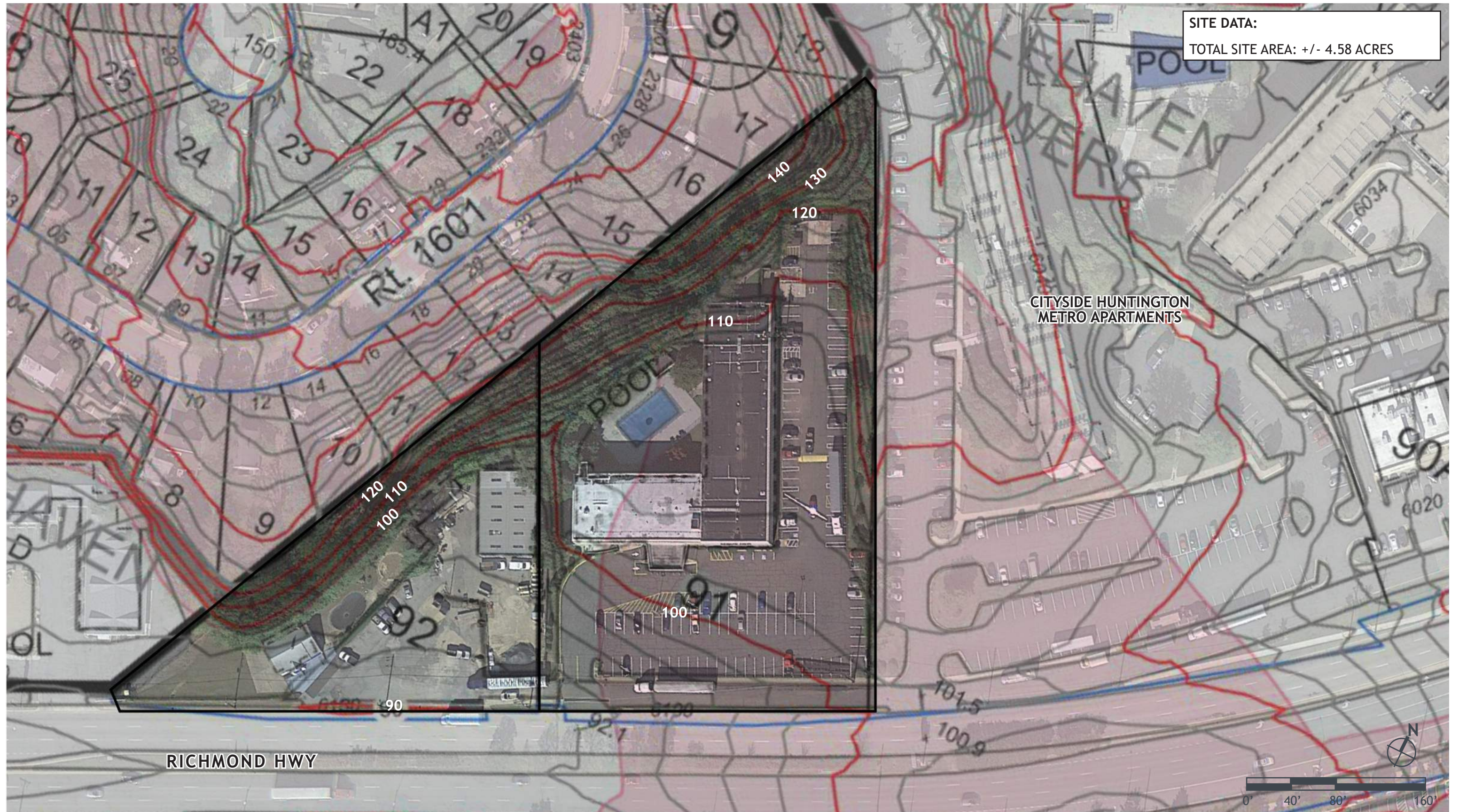
Parcels

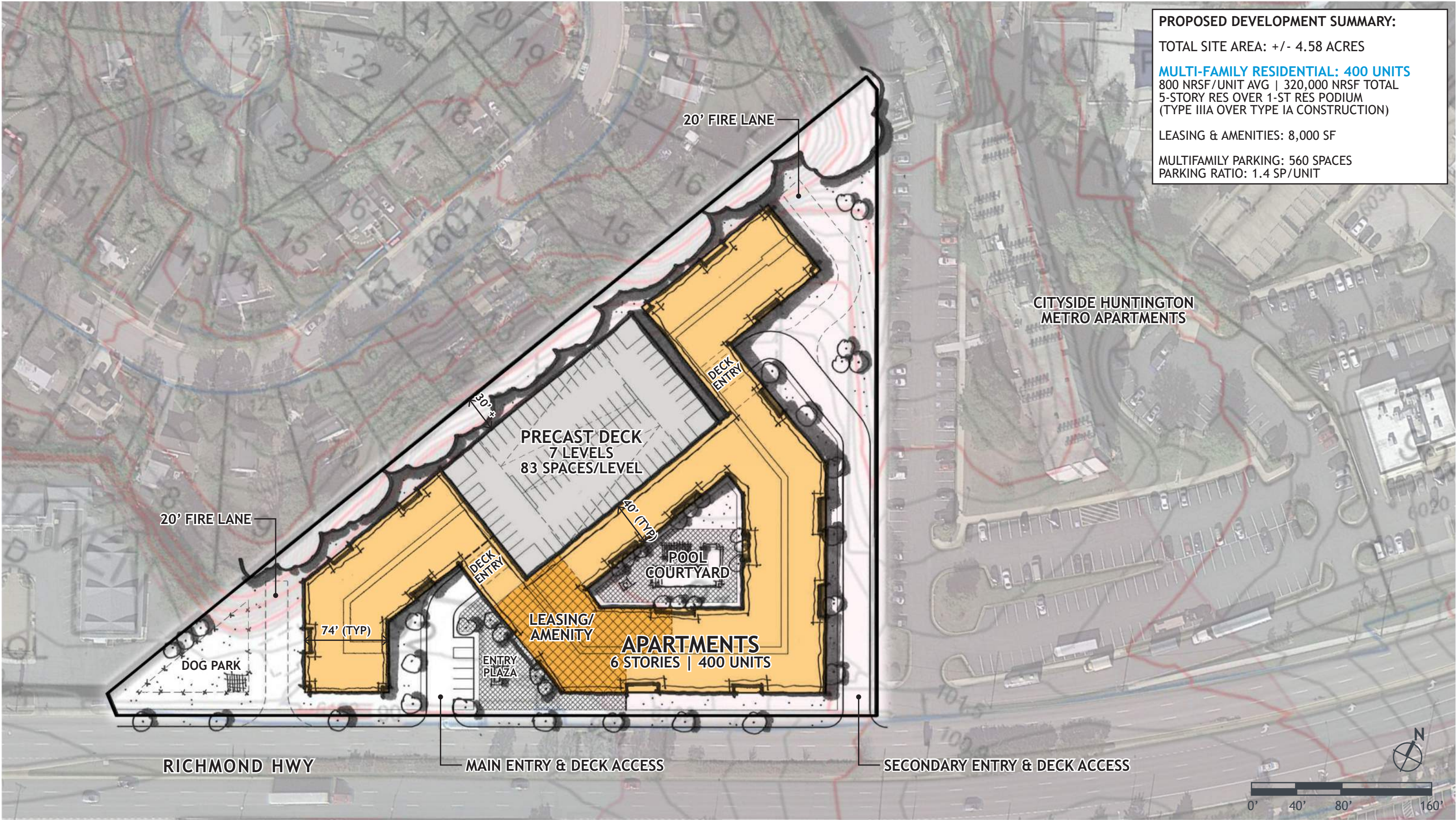
Notes:

Map produced: 10/25/2022

Existing Conditions

6100 Richmond Hwy - Fairfax County, VA





October 19, 2022

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

Re: SSPA Nomination for 6100 Richmond Hwy.

To Whom it May Concern,

[6100 Richmond Hwy](#)



I am the owner of the property located at 6100 Springfield Blvd. (Tax Map 0833 01 0091), Alexandria, VA 22303, 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. Furthermore, I understand the expectations for the process and am willing to participate in the review, analysis, and community engagement, as needed.

Sincerely,



Motel Investors, Inc.
6100 Richmond Hwy.
Alexandria, VA 22303

dwarkparikh@hotmail.com

703-965-6681

October 19, 2022

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

6130 RICHMOND HWY

Re: SSPA Nomination for 6100 Richmond Hwy.

To Whom it May Concern,

6130 RICHMOND HWY

I am the owner of the property located at 6130 Springfield Blvd. (Tax Map 0833 01 0092), Alexandria, VA 22303, 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. Furthermore, I understand the expectations for the process and am willing to participate in the review, analysis, and community engagement, as needed.

Sincerely,



Frank O'Connor
11550 Holly Briar Lane
Great Falls, VA 22066

foconnor1@verizon.net

703-444-5386