



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-PR-003
Supervisor District	Providence
Parcel ID Number(s)	29-4 ((6)) (1) 1A, 30-3 ((28)) C3, and 30-3 ((28)) (2) 1
Parcel Address(es)	7581 Colshire Drive and 1700 Old Meadow Rd, McLean, VA 22102
Nominator	Taylor Colshire Meadow LLC - Antonio Calabrese, DLA Piper (Authorized Agent for Taylor); Lincoln 1700 Old Meadow Road LLC and Westgate 1600 Anderson Road LLC - Lynne Strobel, Walsh, Colucci, Lubeley & Walsh (Authorized Agent for Lincoln & Westgate)
Plan Map Designation	The Taylor site is designated for office development within the Colshire Subdistrict (with one of the three entitled buildings on this site already approved for residential on the CDP). The Westgate site is located in the Anderson Subdistrict and is planned for mixed-use development as Transit Station Mixed Use ("TSMU"). The Lincoln site is located within the Old Meadow Subdistrict and is planned for mixed-use development under the TSMU classification.
Comprehensive Plan Recommendation for Nominated Property	Transit Station Mixed Use: These areas are generally located near the Metro stations. They are planned for a balanced mix of retail, office, arts/civic, hotel, and residential uses. The overall percentage of office uses throughout all of the Transit Station Mixed Use areas should be approximately 65%. This will help Tysons maintain a balance between land use and the necessary transportation infrastructure. Individual developments may have flexibility to build more than 65% office if other developments in the category are built or rezoned with a use mix that contains proportionately less office. The residential component should be on the order of 20% or more of the total development. It is anticipated that the land use mix will vary by TOD District or subdistrict. Some districts or subdistricts will have a concentration of offices and other areas will have a more residential character. - Fairfax Comprehensive Plan, 2017 Edition, Tysons Urban Center, Pages 22-24
Proposed Land Use	Residential,Other
Summary of Proposed Comprehensive Plan Change	The Owners do not propose any Comprehensive Plan changes. The Owners believe that the proposed use mix is in compliance with the recommendations of the Fairfax County Comprehensive Plan, but submit this Site-Specific Plan Amendment to ensure certainty in the evaluation process when applications are submitted. Additional information is provided in the statement of justification.

**SCOTTS RUN SOUTH
SITE SPECIFIC PLAN AMENDMENT
STATEMENT OF JUSTIFICATION
October 26, 2022**

Lincoln 1700 Old Meadow Road LLC, Taylor Colshire Meadow LLC, and Westgate 1600 Anderson Road LLC (collectively, referred to as the “Owners”) are the owners of approximately 10.36 acres of land that are a part of Scotts Run South. Scotts Run South is an urban mixed-use development subject to an approved conceptual development plan (CDP). These properties are identified in the Fairfax County Tax Map records as parcels 29-4 ((6)) (1) 1A (the “Taylor” site), 30-3 ((28)) C3 (the “Lincoln” site), and 30-3 ((28)) (2) 1 (the “Westgate” site). The Taylor site is located south of Chain Bridge Road, west of Colshire Drive and east of Old Meadow Road. The Westgate site is located north of Chain Bridge Road, east of South Dartford Drive, west of Anderson Drive and south of Dolley Madison Boulevard. The Lincoln site is located south of the Dolley Madison Boulevard and west of Old Meadow Road.

The Owners will soon file applications on the Westgate site and the Taylor site for development that will complement the mix of uses that comprise the Tysons East District neighborhood. It is anticipated that an application, including a Scotts Run South CDP amendment, for the Lincoln site will be submitted later next year. The Owners believe that the proposed use mix is in compliance with the recommendations of the Fairfax County Comprehensive Plan (the “Comprehensive Plan”), but submit this Site-Specific Plan Amendment (“SSPA”) to ensure certainty in the evaluation process when applications are submitted. During the evaluation of this submitted SSPA, the Owners anticipate that staff will concur that an amendment to the Comprehensive Plan is not needed, and one or more of the parcels will be withdrawn from this nomination.

The Owners plan to redevelop the three sites in Scott Run South consistent with the Comprehensive Plan language as follows:

- Taylor – as an urban \$550+ million, fiscally positive, uniquely attractive independent living, age-in-place, continuing care center;
- Westgate – a double-branded Hilton Hotel Flag, proximate to Hilton’s Corporate Headquarters on approximately one-half of the site, with the option to develop the remaining portion of Westgate with either office or residential. Residential is the natural and likely complement to the hotel development when taking site restrictions into consideration; and
- Lincoln – a residential tower with a significant public park contiguous to the County’s Somos affordable housing community. An amendment to the CDP will ensure a mix of office, retail, and residential building site options. The public park is envisioned to incorporate a variety of recreational uses, such as recreation courts, a dog park, and public spaces.

This SSPA is submitted with the concurrence and encouragement of planning staff and the Providence District Supervisor to ensure that the current and proposed mix of uses in the Tysons East District remains in general conformance with the Comprehensive Plan.

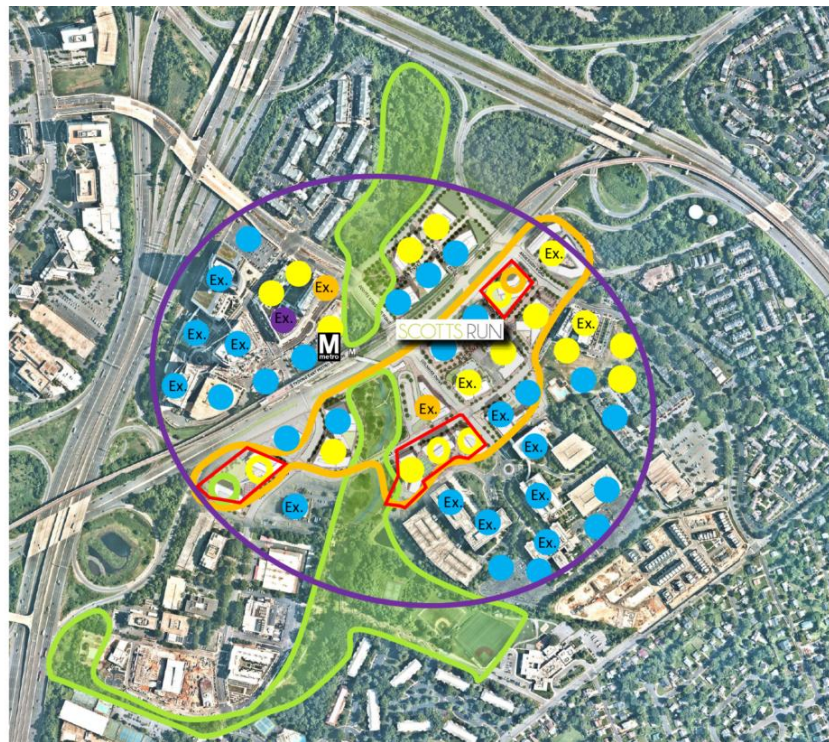
I. Comprehensive Plan's Recommendations

The Taylor, Westgate and Lincoln sites are located within the Tysons East District of the Comprehensive Plan and are part of Scotts Run South. The Taylor site is designated for office development within the Colshire Subdistrict (with one of the three entitled buildings on this site already approved for residential on the CDP). The Westgate site is located in the Anderson Subdistrict and is planned for mixed-use development as Transit Station Mixed Use ("TSMU"). The Lincoln site is located within the Old Meadow Subdistrict and is planned for mixed-use development under the TSMU classification.

The Comprehensive Plan identifies the TSMU as an area generally proximate to the McLean Metro Station. The TSMU is intended primarily for mixed use development that is predominantly office. The boundaries of the TSMU do not take into account the existing neighborhood that surrounds Scotts Run South and the Tysons East District. As illustrated below, the urban neighborhood that comprises the Tysons East District includes significant existing office development. The north side of Route 123 includes the Capital One Headquarters site and a performing arts center. The south side of Route 123 adjacent to Scotts Run South includes the MITRE office campus with multiple existing and planned office buildings, and Northrop Grumman, which is a significant office campus. Given existing development, when evaluating the proposed uses on Scotts Run South, there should be enhanced flexibility for non-office uses.

Approved neighborhood use mix with new development opportunities at Scotts Run

- Office (predominant use)
- Residential
- Hotel / Retail
- Performing Arts



The proposals for the Taylor and Westgate sites are not office, but not strictly residential. The Taylor site is proposed for an age-restricted residential use that includes first floor, pedestrian-friendly retail tenants and restaurants, and complementary second floor offices. Approximately one-half of the Westgate site is proposed for hotel use. Neither of these uses impact schools or off-site public parks in the Tysons area. Both sites will have a number of employers and will make significant contributions to the County's tax base. The proposed development of the remainder of the Westgate site and the Lincoln site creates opportunities for increased residential uses proximate to the Metro station and a significant park on the Lincoln site. All of these proposed uses ensure a mix of uses as envisioned by the Comprehensive Plan. Further, should the properties be developed in this manner, office will remain the predominant use in the neighborhood.

II. Redevelopment Plans

The Owner of the Taylor site has partnered with the award-winning senior living developer, Galerie Living LLC, to redevelop the Taylor site into an urban, architecturally-superior, independent living, age-in-place, continuing care center that is committed to quality in design, care, and service that would generate some \$550+ million of investment in Scotts Run South. In recognition and embracement of the Comprehensive Plan recommendations, Galerie Living's plans encompass an attractive invigoration of the streetscape fronting Chain Bridge Road, with proposed first-floor, pedestrian-friendly retail tenants and restaurants, and complementary second floor offices.

The Owner of the Westgate site seeks to redevelop approximately one-half of the Westgate site into a hotel operated by Hilton Hotels, a global leader in the hospitality industry, which would result in a \$100 million investment in Scotts Run South. The remainder of the Westgate site will be developed with either complementary residential or office use and first-floor retail.

Finally, the Lincoln site is slated to be redeveloped for residential use, and the Owner of the Lincoln site plans to incorporate a significant public park adjacent and contiguous to Somos at Tysons, a recently-approved affordable housing project. Collectively, these three sites will generate nearly a billion dollars in investment in Tysons and Fairfax County.

The Owners have made a significant upfront investment in Scotts Run South with the improvement of the Scotts Run Stream Valley and the construction of a grid of streets. These improvements were implemented far ahead of their proffered requirements to ensure a high-quality environment for residents, employees and guests of Scotts Run South. The twenty-five acres of the Scotts Run stream valley, improved markedly in both appearance and water quality function enhanced by a \$6.6 million Scotts Run stream restoration project, is a tremendous asset for the Tysons East District. The Scotts Run Stream is a "Central Park" of unique, usable open space that meanders between Scotts Run North and South, Westgate Elementary and surrounding neighborhoods. This restored and noteworthy stream valley park complements and enhances the neighborhood. It provides a unique recreation opportunity in Tysons. In addition, the constructed streets facilitate traffic flow and establish the desired street grid.

III. One Fairfax and Broader County Policies

The “One Fairfax” policy promotes fairness and justice in the formation of public policy that results in all residents – regardless of age, race, color, sex, sexual orientation, gender identity, religion, among other things – having an opportunity to fully participate in the region’s economic vitality, contribute to its readiness for the future, and connect to its assets and resources. To this aim, the One Fairfax policy encourages “housing policies that encourage all who want to live in Fairfax to be able to do so, and the provision of a full spectrum of housing opportunities across the county, most notably those in mixed-use areas that are accessible to multiple modes of transport.”

The transformation of the Taylor site into an independent living, age-in-place, continuing care center will increase the housing options and metro accessibility for Fairfax County’s aging population and their families. Further, Galerie Living strategically selected the Taylor site for the development of a continuing care center given its proximity to the Scotts Run stream valley.

The development of approximately one-half of the Westgate site with a desirable and economically valuable hotel use is a positive contribution to Tysons and the region. Complementary residential or office will be constructed on the remaining half of the Westgate site. This will provide either expanded housing options or employment opportunities.

The development of the Lincoln site with a residential tower and an attractive, convenient, strategically located new park within Tysons next to the Somos development, will assist in meeting the County’s critical housing needs.

The Owners respectfully submit that all three of these proposals will contribute substantially to rail ridership, the vitality of this existing neighborhood, and to the economic vitality of Tysons and Fairfax County.

IV. Site-Specific Plan Amendment Justification

There have been multiple discussions about Comprehensive Plan references to 65% office and whether that percentage is a limitation or a goal. As one relevant and salient citation, the Comprehensive Plan specifies that “individual developments may have flexibility to build more than 65% office if other developments in the category are built or rezoned with a use mix that contains proportionately less office.” The “permissible flexibility” to surpass the 65% office recommendation confirms that this office percentage was not and is not a target, but a ceiling to guarantee a balance of uses in the TSMU areas. This use balance ensures that the predicted traffic models will continue to function as planned and supported by the grid of streets.

In contrast, the Comprehensive Plan’s plain language establishes a minimum residential percentage by stipulating that “the residential component should be on the order of 20% or more of the total development.”

Given the objective to promote a balanced mix of uses across Tysons, the Comprehensive Plan recognizes that “the land use mix will vary by TOD District or subdistrict. Some districts or subdistricts will have a concentration of offices and other areas will have a more residential character.” In other words, specific sites should be reviewed on a case-by-case basis. As applicable to the Tysons East urban neighborhood, the proposed use mix will remain predominantly office.

V. Conclusion

The Owners respectfully submit that the planned development of the Taylor, Westgate, and Lincoln sites are in general conformance with the recommendations of the Comprehensive Plan. The amendment may serve as a placeholder as the planning staff evaluates the proposed redevelopment of each site.

ATTACHMENT

The following is submitted with this SSPA as the requisite Illustrative Concept Plan:

Slide 1 – Scotts Run Urban Neighborhood

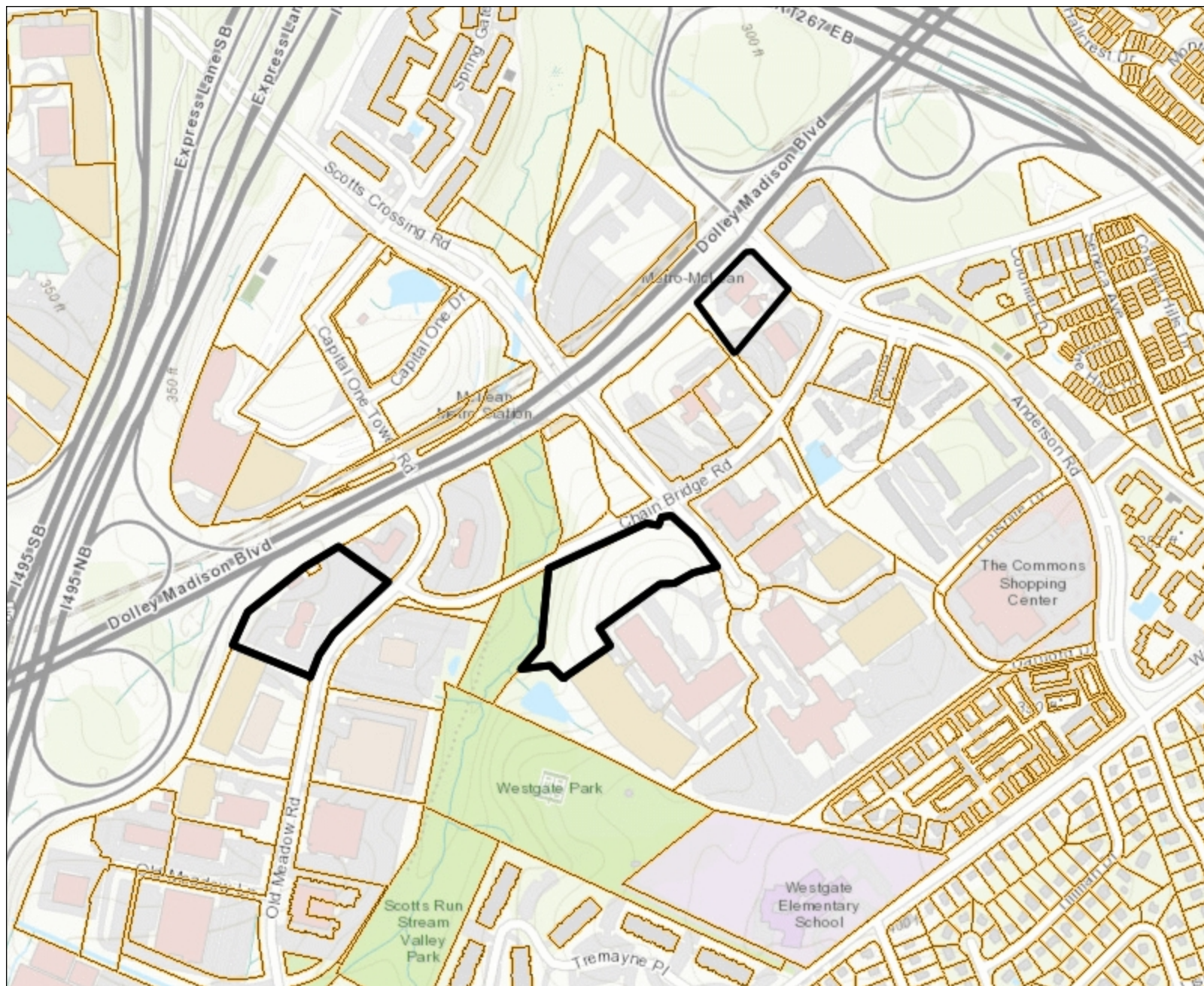
Slide 2 – Tysons East TOD Mix of Uses

Slide 3 – Major Corporate Office Presence Existing in Scotts Run

Slide 4 – Galerie Living/Taylor Site Development Plan

Slide 5 – Westgate/Hilton Hotels Development Plan

Slide 6 – Lincoln Site Development Plan



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

Notes:

Map produced: 10/26/2022

Scotts Run Urban Neighborhood

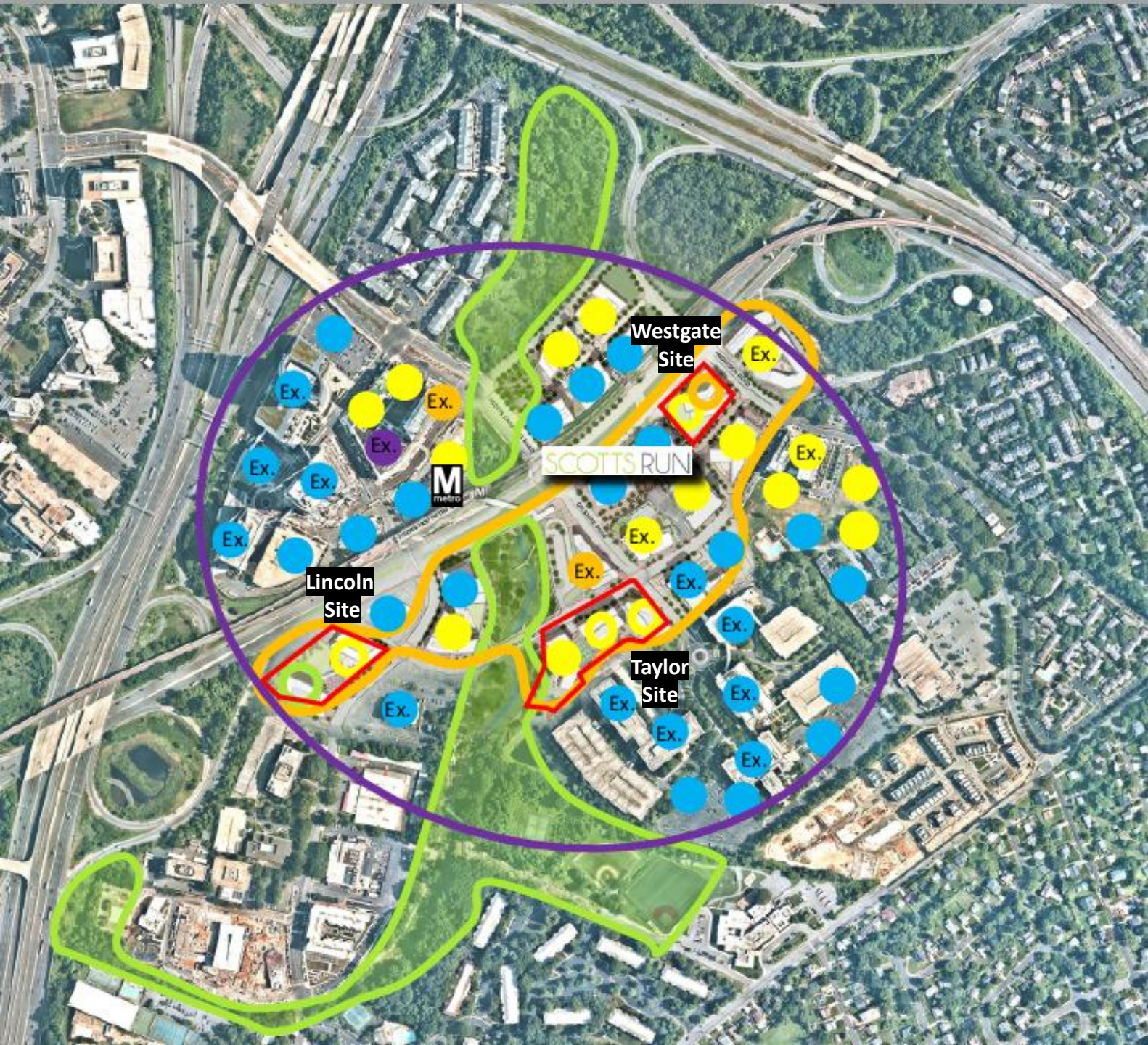
- Office, residential, hotels, open spaces, parks, plazas, performing arts center, grocery, retail, restaurants, affordable housing – a vibrant mix
- Integrated with and adjacent to the 25+ acres Scotts Run Stream Valley Park



Major Corporate
Office Presence
Existing in Scotts Run

- Northrop Grumman
- MITRE
- Capital One





Approved neighborhood use mix with new development opportunities at Scotts Run

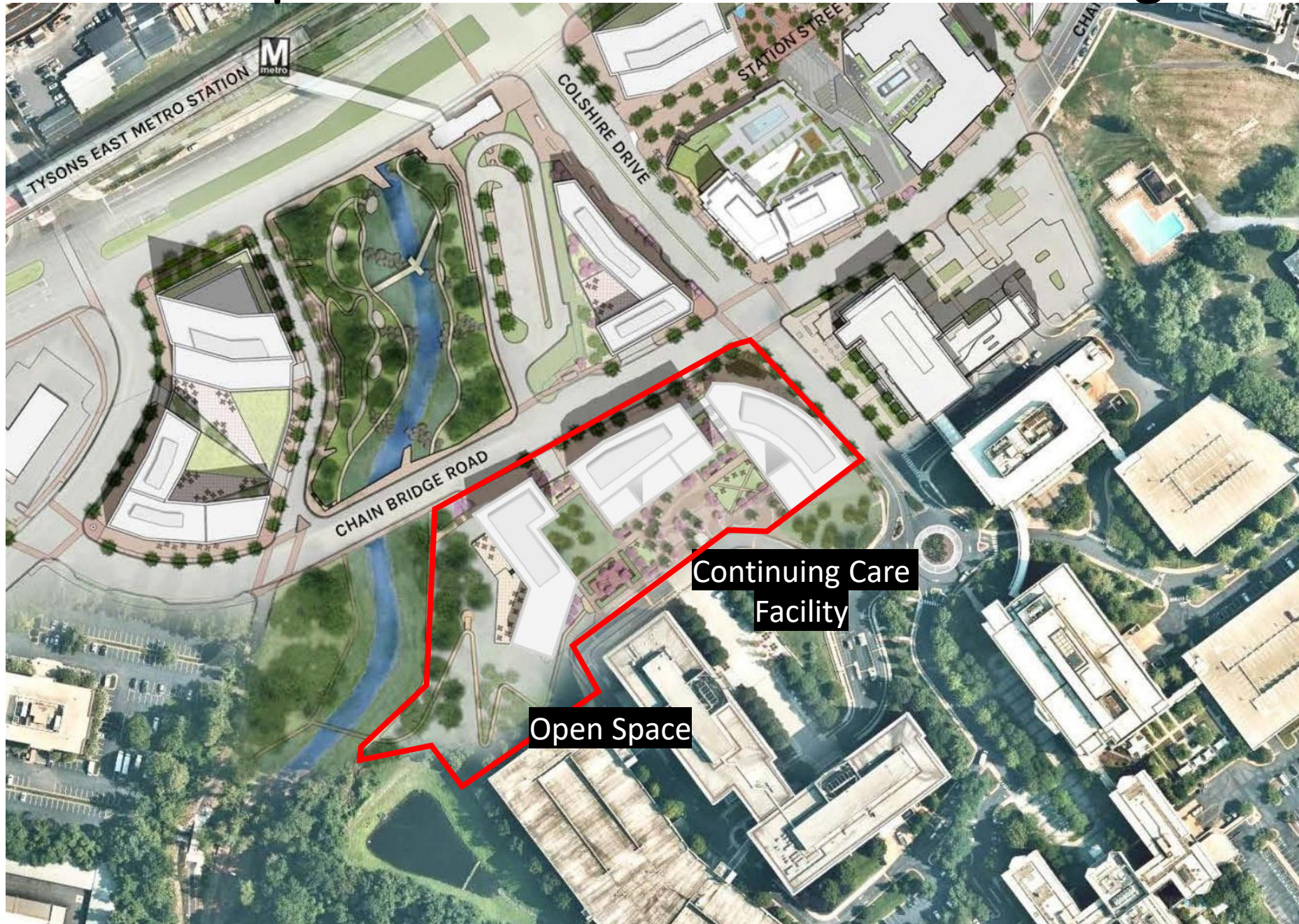
- Office (predominant use)
- Residential
- Hotel / Retail
- Performing Arts

GALERIE

LIVING

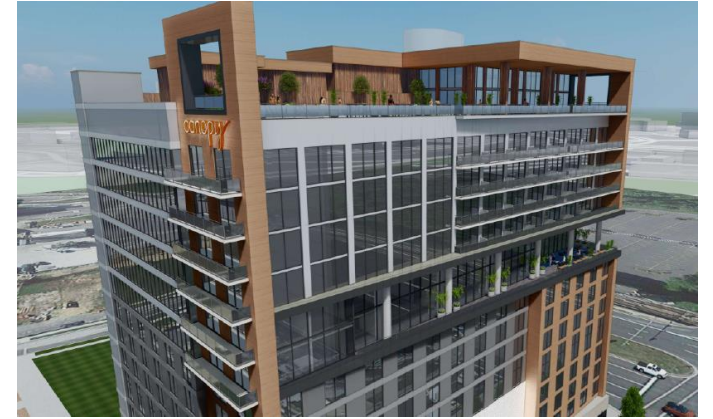


Proposed Placement of Galerie Living

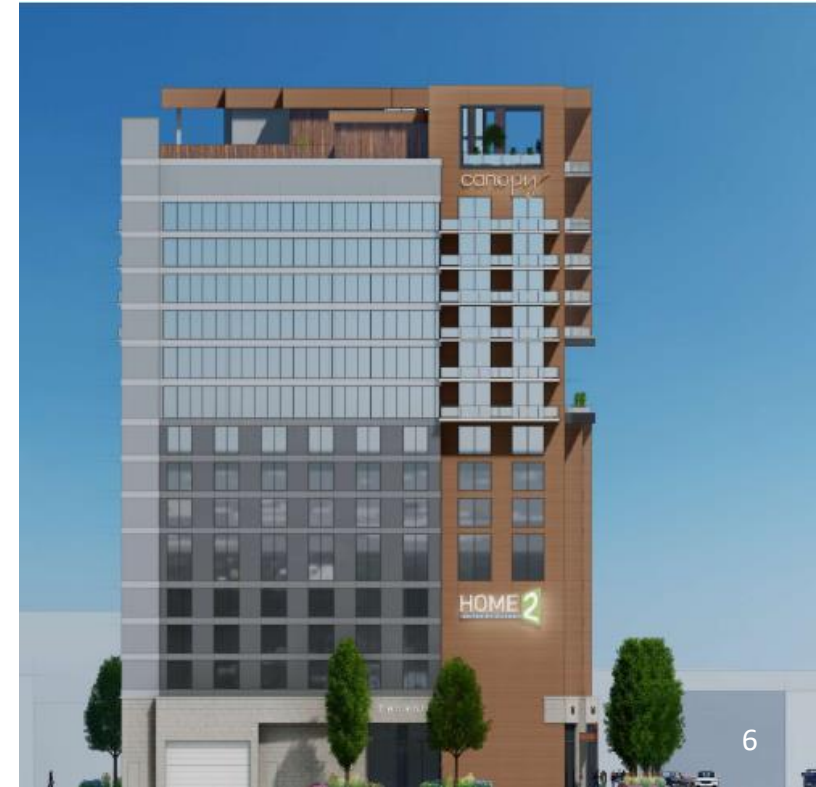


Home2 Suites by Hilton Denver Downtown West

- Floor to Ceiling Glass
- Trespa Woodgrain Finish
- Glass and Metal Panel
- Spandrel Glass at Garage



	Square Feet	Units	Height	Land Area
Retail	5,628 sf	multiple		
Garage	83,219 sf	182		
Home2 Suites by Hilton	82,576 sf	133		
Canopy by Hilton	120,690 sf	142		
Restaurant, Rooftop and Common	5,429 sf	multiple		
Total	214,323 sf	275 hotel rooms	192' (15 stories)	.8 acre



Lincoln Site

- PTC - 3.6 acres
- Proposed - a combination of residential and public park contiguous to Somos at Tysons



Somos at Tysons LLC – Meadow Road Rendering
Source: RZ/FDP 2021-PR-00022 Staff Report (9/21/22)

Property Owner Agent Authorization Letter

October 25, 2022

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

RE: SSPA Nomination for: Westgate Site - Tax Map Parcel 30-3 ((28)) (2) 1

To Whom it May Concern,

Westgate 1600 Anderson Road LLC is the owner of real property known as Tax Map Parcel 30-3 ((28)) (2) 1 (the "Property"), which is being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. On behalf of the owner, I have reviewed the subject nomination, consent to the Property being submitted for consideration, and understand the expectations for the process. I authorize Walsh Colucci Lubeley & Walsh PC and its employees to act as agents for the nomination, including participation in the review, analysis, and community engagement, as needed.

Sincerely,

Westgate 1600 Anderson Road LLC

By:



Carmine Fanelle
Executive Vice President and Manager

Agent contact:
Lynne J. Strobel, Esq.
Shareholder
Walsh Colucci Lubeley & Walsh PC
2200 Clarendon Blvd
Arlington, VA 22201
Email: lstrobel@thelandlawyers.com
Phone: 703.528.4700 x5418

Property Owner Agent Authorization Letter

October 25, 2022

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

RE: SSPA Nomination for: Taylor Site - Tax Map Parcel 29-4 ((6)) (1) 1A

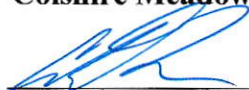
To Whom it May Concern,

Taylor Colshire Meadow LLC is the owner of real property known as Tax Map Parcel 29-4 ((6)) (1) 1A (the "Property"), which is being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. On behalf of the owner, I have reviewed the subject nomination, consent to the Property being submitted for consideration, and understand the expectations for the process. I authorize DLA Piper LLP (US) and its employees to act as agents for the nomination, including participation in the review, analysis, and community engagement, as needed.

Sincerely,

Taylor Colshire Meadow LLC

By:



Carmine Fanelle
Executive Vice President and Manager

Agent contact:

Antonio J. Calabrese, Esq.
Managing Partner
DLA Piper LLP (US)
11911 Freedom Drive, Suite 300
Reston, Virginia 20190-5602
Email: antonio.calabrese@dlapiper.com
Phone: (703) 405-2998

Property Owner Agent Authorization Letter

October 25, 2022

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

RE: SSPA Nomination for: Lincoln Site - Tax Map Parcel 30-3 ((28)) C3

To Whom it May Concern,

Lincoln 1700 Old Meadow Road LLC is the owner of real property known as Tax Map Parcel 30-3 ((28)) C3 (the "Property"), which is being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. On behalf of the owner, I have reviewed the subject nomination, consent to the Property being submitted for consideration, and understand the expectations for the process. I authorize Walsh Colucci Lubeley & Walsh PC and its employees to act as agents for the nomination, including participation in the review, analysis, and community engagement, as needed.

Sincerely,

Lincoln 1700 Old Meadow Road LLC

By:



Carmine Fanelle
Executive Vice President and Manager

Agent contact:

Lynne J. Strobel, Esq.
Shareholder
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Arlington, VA 22201
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Phone: 703.528.4700 x5418