



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-PR-009
Supervisor District	Providence
Parcel ID Number(s)	49-2 ((9)) 1B, 1C, 2, 2A, 2B, 3, 4, 5, and 6
Parcel Address(es)	7630 Lee Highway, 2828, 2822, 2820, 2818, and 2816 Fallfax Drive, Falls Church, VA 22042
Nominator	Mark M. Viani
Plan Map Designation	#1 12-16 du/ac, Retail and other #2 Retail and other #3 Retail and other #4 Retail and other #5 Retail and other #6 Retail and other #7 Industrial #8 Industrial #9 8-12 du/ac, Retail and other
Comprehensive Plan Recommendation for Nominated Property	The property is located in the J8-Schreve-West Community Planning Sector of the Jefferson Planning District (Area I). Land use recommendation #1 provides: 1. The area fronting on Lee Highway, bounded by Hollywood Road and Hyson Lane is planned for various uses as follows: A. The parcels fronting Lee Highway, between Fallfax Drive and Hyson Lane and abutting commercially zoned parcels are planned for community-serving retail uses up to .35 FAR. B. In the northwest and northeast quadrants of the intersection of Lee Highway and Fallfax Drive, Parcels 49-2((1))97, 50-1((1))28 and 49-2((9))1A, 1B, 1C, 2, 2A, 2B and 3 are planned for neighborhood-serving retail uses up to .25 FAR. Adjacent parcels to the north, Parcels 49-2((9))4, 5, 6 and 50-1((1))26, are planned for light industrial uses up to .30 FAR. A substantial screened buffer should be provided along the northern boundary of the area planned for light industrial uses adjacent to the residentially planned area to the north.
Proposed Land Use	MixedUse
Summary of Proposed Comprehensive Plan Change	As detailed more fully in the Statement of Justification and Illustrative Concept Plan, submitted with this application, the nomination proposed to completely redevelop the property with a mixed-use high-quality multifamily residential development, with internal parking garage, onsite amenities, as well as first floor commercial units along Lee Highway and significant amount of open space/natural area. Leveraging its proximity to the bus/transit lines and depth/size of the subject property, this proposal will replace aging structures with attractive new development, that includes robust green space and modern stormwater management controls. The maximum proposed density is reflected on the plan and building height will vary between 4 -6 stories (mostly 5), to be compatible with surrounding uses.

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: 49-2 ((9)) 0001B, 0001C, 0002, 0002B, 0002C,
0003, 0004, 0005 and 0006 (the "Property")

Nominator: Schupp Companies

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 north side of 2800 block of Lee Highway. The Property consists of approximately 4.6 acres, and is currently developed with low rise shopping center, commonly known as the "Fallfax Shopping Center" and two warehouse/industrial buildings. The existing improvements were constructed in the early-mid 1950s and are no longer efficient and increasing difficult to maintain. The light industrial uses immediate proximity to single-family-attached residential dwellings is also an occasional source of concern. Lastly, the Property is almost completely impervious and without modern stormwater management controls.

As illustrated in the proposed plan submitted with this nomination, the Nominator proposes to redevelop the Property with a new mixed-use redevelopment that includes multifamily residential units and first floor retail uses (which could include the existing brewery use) and a large adjacent patio and landscaped open space to activate the Lee Highway frontage. The multifamily/retail "donut" building along Lee Highway is proposed with six stories along Lee Highway frontage and descending to five stories at the back of that building. In the middle, the connecting residential structure will also be five stories (here is also where the parking garage and the community pool are located). The northern multifamily "donut" building will further descend from five to four stores to be compatible with the adjacent townhouse community. A wide natural, linear buffer the runs the length of the boundary with the adjacent townhouse communities to the west and north. Collectively, these areas and the open space along Lee Highway, will greatly reduce the impervious nature of the Property and the proposed development will also include modern stormwater management controls.



The Property is located within J8-Schreve-West Community Planning Sector of the Jefferson Planning District of the Area I Comprehensive Plan (the "Plan"). The Plan's existing guidance for the Property is found in land use recommendation #1, which essentially continues the existing development pattern of neighborhood serving retail between 0.25-0.35 FAR and light industrial uses at 0.30 FAR. To facilitate this proposed redevelopment, the Nominator proposes an option to the current Plan text to permit multifamily uses and an increase in the allowable FAR on the Property.

The proposal is consistent with Fairfax County Comprehensive Plan's Land Use Policy. Given the Property's immediate access to the bus/transit lines on Lee Highway, which further connect to Merrifield and the Dunn Loring Metro Station, this proposal supports Land Use Objective 4, which 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 6, which provides: "Fairfax County should have a land use pattern which increases transportation efficiency, encourages transit use and decreases automobile dependency."

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 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."



Leanna O'Donnell, Director
Planning Division
Fairfax County Department of Planning and Development
October 28, 2022
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The Nominator's proposal will address Fairfax County's need for housing and diversify the type of housing in the area. 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 stylized, cursive script.

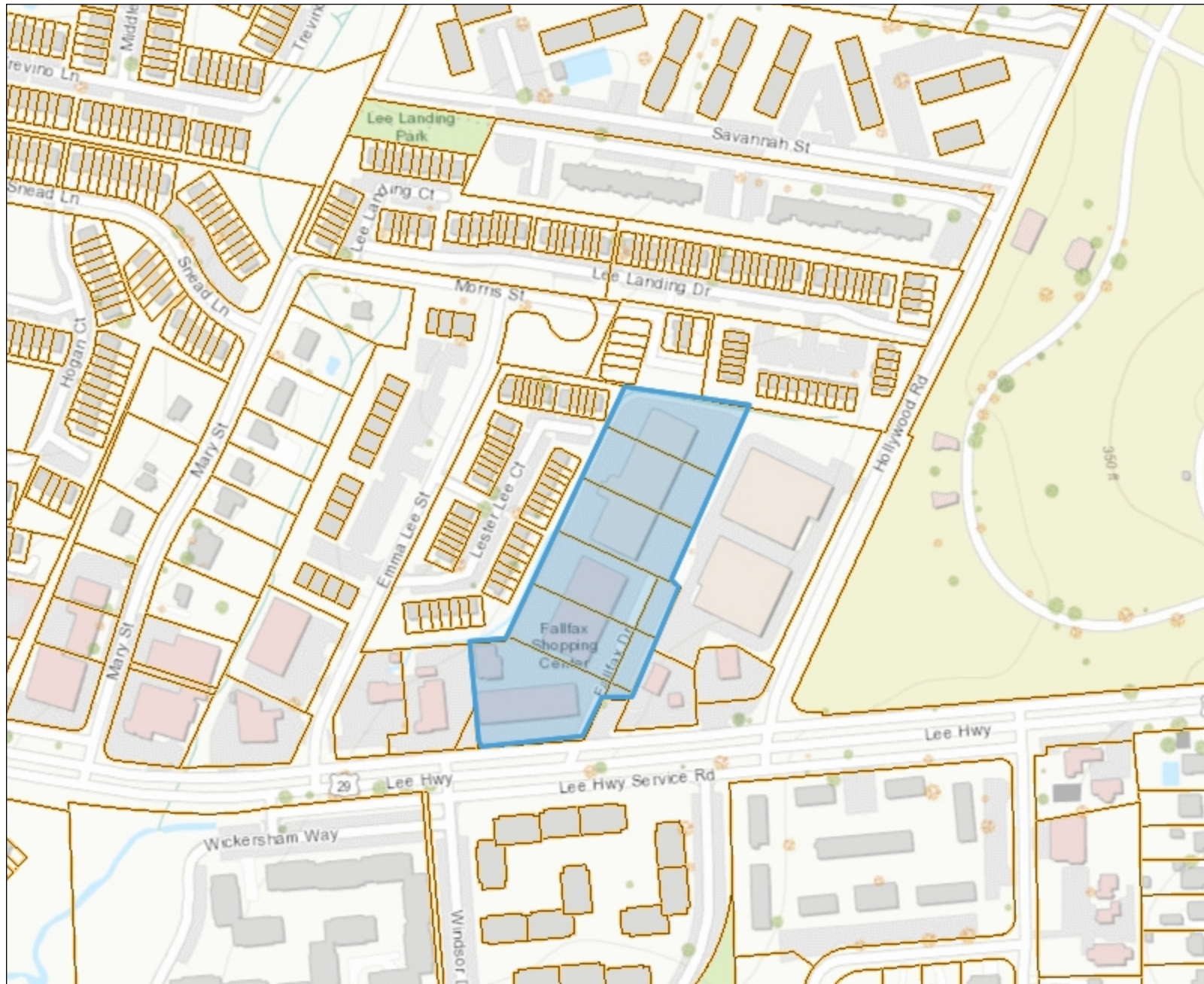
Mark M. Viani

MMV:mlw

cc: Ray Schupp, Schupp Development
Robert Mitchell, Schupp Development



Fallfax Center SSPA Map 7630 Lee Hwy & 2816-2828 Fallfax Dr.



Legend

Parcels

Notes:

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.

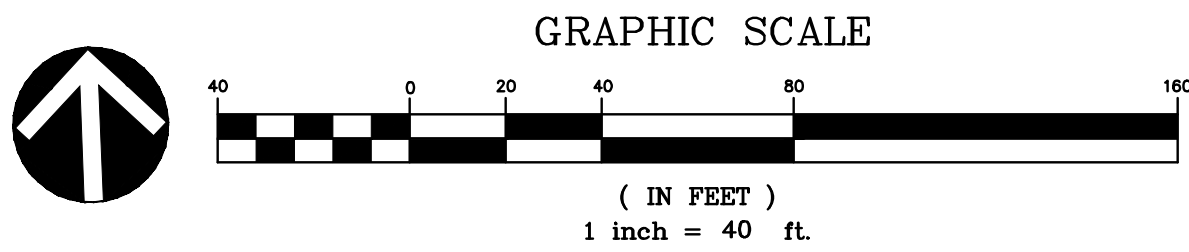
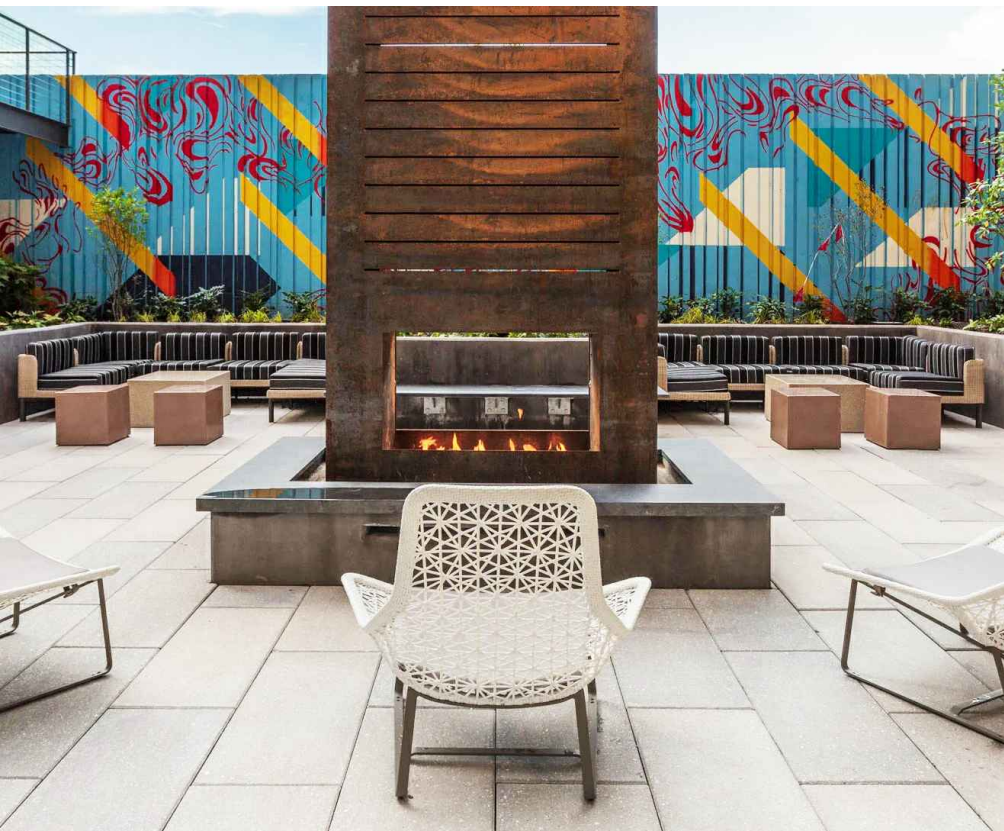
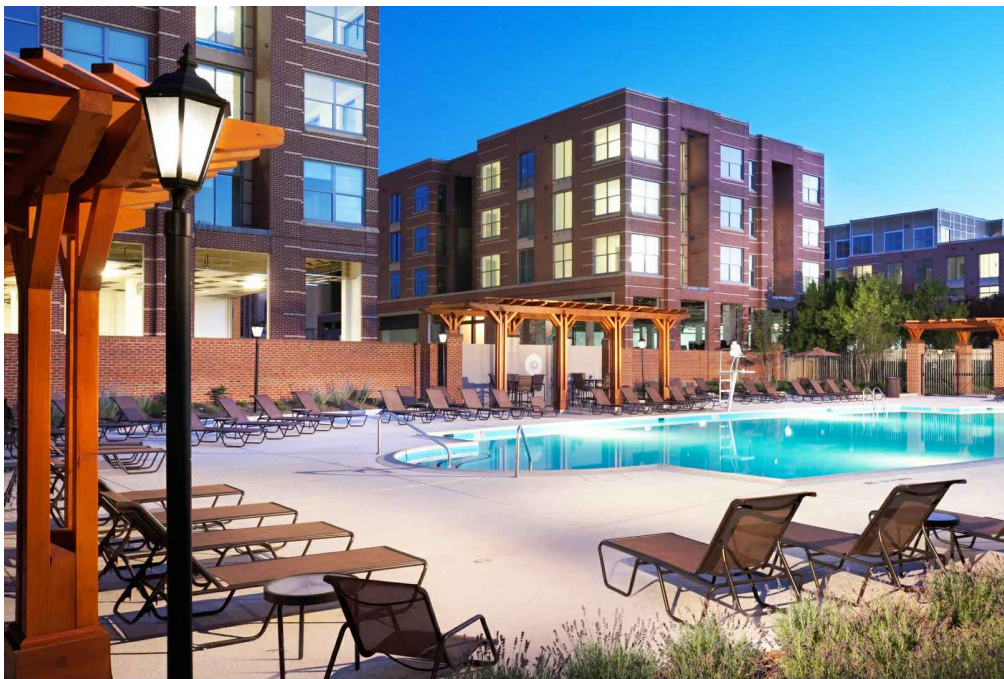
Map produced: 10/25/2022

ILLUSTRATIVE SKETCH PLAN



SITE TABULATIONS PROPOSED MULTI-FAMILY

OVERALL SITE AREA	200,604 SF (4.6 AC ±)
PROPOSED BLDG. HT.	VARIES 4-6 STORIES
GFA	385,000 SF (AVERAGE 5 LEVELS)
# OF UNITS	380 UNITS
RETAIL	± 6,000 SF
PROPOSED FAR	1.9



FALLFAX SHOPPING CENTER

OCTOBER 2022

PN 7091D

Fallfax, LLC

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 2816 Fallfax Drive, 2818 Fallfax Drive, and 2820 Fallfax Drive

To Whom it May Concern,

I am the owner of the properties located at 2816 Fallfax Drive [Tax Map # 0492 09 0006], 2818 Fallfax Drive [Tax Map # 0492 09 0005], and 2820 Fallfax Drive [Tax Map # 0492 09 0004] which are 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,



Mary Kay Humfelt
Member, Fallfax, LLC
(Formerly Fallfax Partnership)

Physical Address: 2818 Fallfax Drive, Falls Church, VA 22042-2804
Mailing Address: PO Box 2370, Merrifield, VA 22116-2370
Phone: 703 289-9092
marykay@balmardev.com

FALLFAX CENTER ASSOCIATES, L.L.C.

Commercial Real Estate

115 Park Street, SE., Suite 200 Vienna, VA 22180

Telephone (703) 938-2999

Fax (703) 938-4622

October 28, 2022

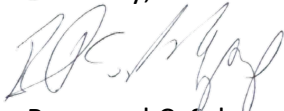
Fairfax County Department of Planning and Development Planning Division
12055 Government Center Parkway, 7th Floor
Fairfax, VA 22035

Re: SSPA Nomination for 7630 Lee Highway, 2828 Fallfax Drive, and 2822 Fallfax Drive

To Whom it May Concern,

I am the owner of the properties located at 7630 Lee Highway [Tax Map # 0492 09 0001B & Tax Map # 0492 09 0001C], 2828 Fallfax Drive [Tax Map # 0492 09 0002, Tax Map # 0492 09 0002A, Tax Map # 0492 09 0002B], and 2822 Fallfax Drive [Tax Map # 0492 09 0003] which are 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,



Raymond C. Schupp
Managing Member

Fallfax Center Associates, LLC

Contact: Robert Mitchell
703-865-4696 (direct)
RMitchell@Schuppcompanies.com