



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-SP-002
Supervisor District	Springfield
Parcel ID Number(s)	57-1 ((1)) 10 and 23, and 56-2 ((1)) 74B
Parcel Address(es)	3949 Pender Drive, 11208 and 11204 Waples Mill Road, Fairfax, VA 22030
Nominator	The Peterson Companies (Contact: Adam Cook)
Plan Map Designation	Office
Comprehensive Plan Recommendation for Nominated Property	Existing Plan: See attached Baseline: Office use up to .25 FAR Overlay: Office use up to .50 FAR SEE ATTACHED
Proposed Land Use	MixedUse
Summary of Proposed Comprehensive Plan Change	Land Use Type: Mixed Use Development (Residential, Office, and Retail) Estimated FAR: 1.2 Estimated Unit Count: 750-900 units Estimated Office GSF: 60,000 - 120,000 GSF Parking: Mix of structured and surface parking Estimated Building Heights: 5-6 stories

STATEMENT OF JUSTIFICATION

Peterson Companies ("Peterson") is excited to nominate Fair Oaks Business Park for the Site Specific Plan Amendment ("SSPA") process. Fair Oaks Business Park is an office park with predominately one-story buildings that we built in the 1980s. This nomination represents an assemblage of three parcels, totaling approximately 22.6 acres (986,210 sq.ft.) of land. An affiliate of Peterson owns the two larger parcels identified with Tax Map #s 56-2 ((1)) 74B and 57-1 ((1)) 10. Inova Health Care Services ("Inova") is the owner of a 1.75 acre parcel within the Fair Oaks Business Park that identified with Tax Map# 57-1 ((1)) 23.

This nomination seeks to realize the next evolution of this aging commercial development within the Fairfax Center Suburban Center and transform it into a vibrant mixed-use environment, as envisioned and encouraged by the numerous Fairfax County ("County") goals and policies cited herein. The proposed nomination seeks to provide a variety of multifamily housing types, office, and retail/commercial/educational uses to create a truly vibrant community. Fair Oaks Business Park is located in Land Unit K of the Fairfax Center Suburban Center. This land unit is largely isolated from the rest of the Suburban Center as it is separated by Interstate 66, Route 50 and the City of Fairfax. With respect to the residential uses, a diversity of multifamily housing types is proposed - ranging from apartments to stacked townhomes (2 over 2s) as well as possibilities for Continuing Care/Assisted Living units. These residential uses will complement the other proposed uses on the site and help create a 24/7 community. Many of the existing occupants of the Fair Oaks Business Park have a health and wellness focus, ranging from dialysis clinics to dentists, adult day care providers and an integrated special education school with mental health and substance use disorder treatment programs. Many of these uses can be relocated into the proposed medical office building or other space. The proposed nomination also seeks to provide vibrant amenities and community focused retail to serve the residents and tenants in the area.

This land unit of the Fairfax Center Suburban Center lacks a sense of place. There is no communal gathering area or true retail/restaurant destination to serve the existing Fairfax Ridge residents or the future residents proposed in this nomination. As shown on the illustrative concept plan, the proposed nomination will finally plant a flag cultivating a sense of place for this part of the Suburban Center as an area to live, work and play.

Numerous emerging community interests are served with the proposed nomination. First and foremost, the Fair Oaks Business Park is an aging office park in one of the County's Suburban Centers. Objective 1 of County's Revitalization Policy Plan states that the County should *"establish or expand community reinvestment programs in older commercial areas (and their adjacent neighborhoods) which have experienced or are on the verge of experiencing economic or infrastructure decline."* This office park is approximately 40 years old and needs reinvestment. Policy F of this Revitalization Plan policy states that we should all *"encourage mixed used development concepts which seek to create "activity centers" through the integration of retail, office and residential uses."* The proposed nomination squarely advances and aligns with this objective and goal of the County. The mix of uses proposed, along with the vibrant open spaces, create the desired activity center. The Countywide objectives and policies of the Land Use Policy Plan further encourages developments such as this nomination. The Land Use Policy Plan states:

By bringing together jobs and housing in an attractive, harmonious manner, the opportunity will be created to reduce commuting in both time and distance. Not only will this tend to lessen the burden on a roadway system in need of significant expansion, but it will also lessen the stress of metropolitan living and provide more time for family and leisure pursuits. These are factors crucial to maintaining a high quality of life. If an improved land use pattern does not emerge, the transportation system will become increasingly overloaded, creating long range implications for the county's ability to attract high quality development. Land Use Policy Plan p. 3

The County's policies encourage this harmonious blend of uses as the recipe to activate an area. This mix of uses does not currently exist in this land unit of the Fairfax Center Suburban Center. As such, the use mix proposed in this nomination does not contradict with existing principles of this Suburban Center, but is rather strongly encouraged. One of the Guiding Principles of the Fairfax Center Suburban Center is to "[p]rovide opportunities for infill development to support the creation of additional activity nodes that include residential, retail, office, hotel, and/or civic uses." The proposed nomination honors this guiding principle. Updating the site specific recommendation as proposed helps to achieve the overall vision for the broader area.

The County's Economic Success Plan highlights the importance of retail in a mixed-use development by stating "*retail opportunities need to be provided to support population growth and reflect the significant role that retail plays in local communities and the County's overall economy.*" (Page 15). The proposed nomination aligns with this principle by proposing to insert a much needed retail presence. This addition of retail also advances Policy 2.1 of the Economic Success Plan, which states:

"Continue to focus planning and development activities around the creation of mixed use communities. These should be primarily in identified activity centers served by multi-modal transportation options, which contain employment opportunities, a mix of housing types and price points, as well as vibrant retail and entertainment options."

The proposed nomination seeks to take an internally focused office park and create a vibrant placemaking environment. The Countywide Strategic Plan's strategies for Housing and Neighborhood Livability specifically recommend that the County work to bolster a sense of place "*by establishing community gathering spaces and by analyzing where people are underserved by community amenities and business services.*" The proposed development will provide the much needed gathering spaces, amenities, and services.

If this nomination is accepted into the work program, Peterson is ready and prepared to work to file and process a rezoning of the subject property concurrently with the Plan Amendment. This is large 20+ acre site and will likely result in a phased development. Given the existing vacancies in the office park, the first phase could commence immediately upon zoning and site plan approval. Once the new office building delivers, existing tenants can be relocated and further phases can commence. Peterson is ready to proceed with this redevelopment and placemaking endeavor immediately.



FOBP - SSPA MAP



Legend

- Parcels

Notes:



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

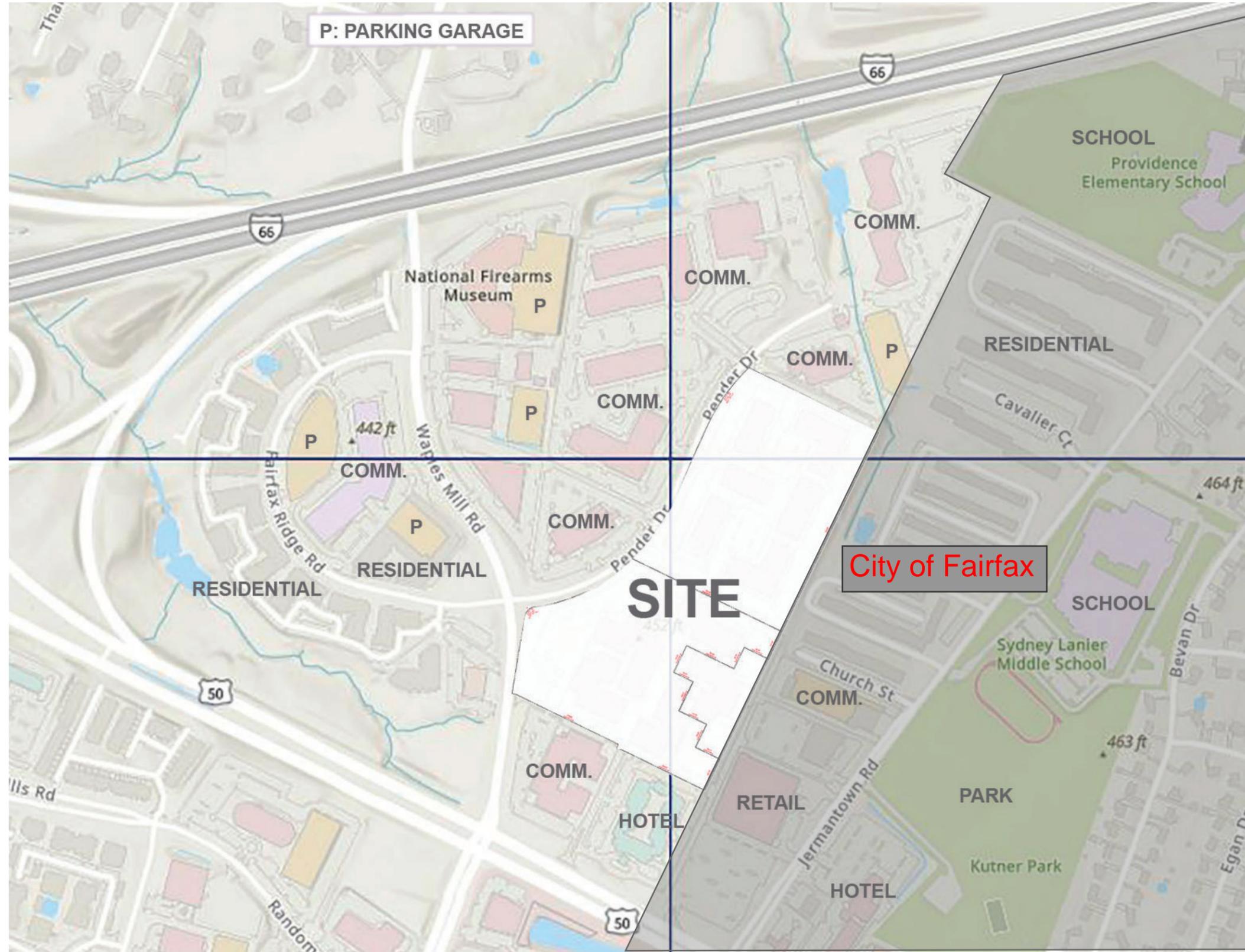
Map produced: 9/23/2022

CONCEPTUAL:

Final design to be determined in accordance with Zoning and Site Plan approvals

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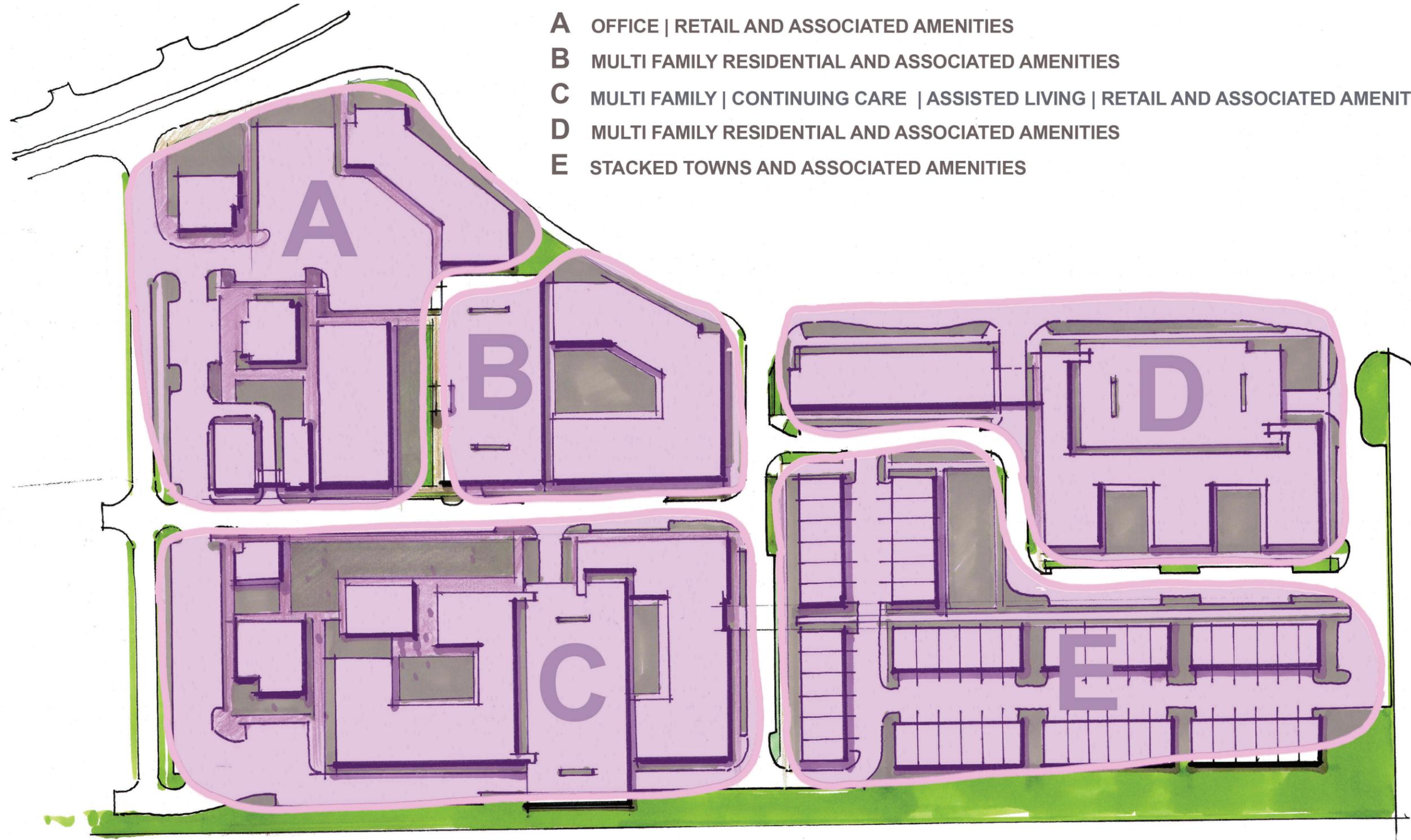
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- A** OFFICE | RETAIL AND ASSOCIATED AMENITIES
- B** MULTI FAMILY RESIDENTIAL AND ASSOCIATED AMENITIES
- C** MULTI FAMILY | CONTINUING CARE | ASSISTED LIVING | RETAIL AND ASSOCIATED AMENITIES
- D** MULTI FAMILY RESIDENTIAL AND ASSOCIATED AMENITIES
- E** STACKED TOWNS AND ASSOCIATED AMENITIES

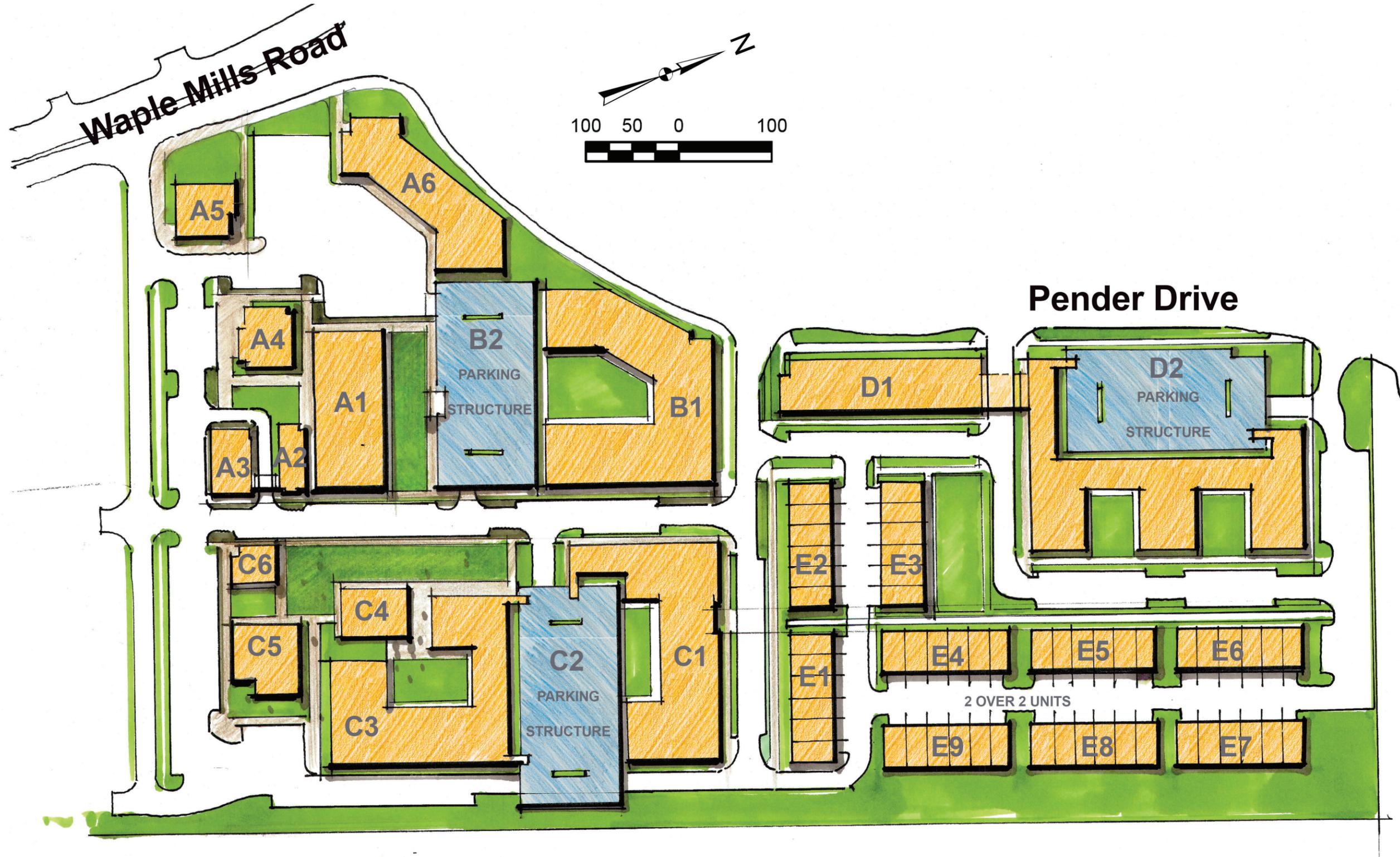


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SSPA Property Owner Consent Letter

10/6/2022

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

Re: SSPA Nomination for 11200, 11208, 11212, and 11216 Waples Mill Road & 3949, 3951, 3953, 3955, 3957, and 3959 Pender Drive

To Whom it May Concern,

TPC Freedom II LC ("Property Owner") is the owner of the property located at (i) 11200, 11208, 11212, and 11216 Waples Mill Road (Tax Map # 0562 01 0074B); and (ii) 3949, 3951, 3953, 3955, 3957, and 3959 Pender Drive (Tax Map # 0571 01 0010), Fairfax VA 22030 which are being nominated for a Comprehensive Plan land use change as a part of the 2022-2023 Site Specific Plan Amendment Process. The Property Owner has reviewed the subject nomination and consents to the property being submitted for consideration. Furthermore, the Property Owner understands the expectations for the process and is willing to participate in the review, analysis, and community engagement, as needed.

Sincerely,
TPC FREEDOM II LC
By: MVP Management, LLC

Name: 
James J. Vecchiarrelli
Title: Authorized Signatory

October 21, 2022

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

Re: SSPA Nomination by Peterson Companies for Fair Oaks Business Park - Tax Map #s 56-2
(1) 74B and 57-1 ((1)) 10 and 23

To Whom it May Concern,

Inova Health Care Services ("Property Owner") is the owner of the property located at 11204 Waples Mill Road (Tax Map # 57-1 ((1)) 23), Fairfax VA 22030 which is being included in the above-referenced nomination for a Comprehensive Plan land use change as a part of the 2022-2023 Site Specific Plan Amendment Process. The Property Owner has reviewed the Peterson Companies' nomination and consents to the property being submitted for consideration.

Sincerely,

INOVA HEALTH CARE SERVICES

By: H. Thomas McDuffie

Name: H. Thomas McDuffie

Its: Senior Vice President

LAND UNIT K

CHARACTER

This land unit is located in the area north of Lee-Jackson Memorial Highway, west of the City of Fairfax, south of I-66, and east of the Lee-Jackson Memorial Highway /I-66 interchange. The area is predominately developed with office uses and the Fairfax Ridge multifamily residential development.

RECOMMENDATIONS

Land Use

Baseline: Office use up to .25 FAR

Overlay: Office use up to .50 FAR

This area contains office uses, multifamily residential uses and a hotel. This land unit is planned for medium intensity office use at .50 FAR at the overlay level. Particular attention should be given to the presentation of a high-quality image from I-66 and Lee-Jackson Memorial Highway. The planned roadway improvements for this area are shown on Figure 3.

Development in this area is constrained by an Environmental Quality Corridor (EQC) associated with the stream valley that traverses the western portion of the land unit. The EQC encompasses the floodplain, associated alluvial soils, and steep slopes. This EQC area should be retained in open space.

As an option to office use at the overlay level, the Fairfax Ridge Community is developed with multifamily residential uses at 20 to 25 dwelling units per acre subject to the following recommendations. Low-rise multifamily use and/or mid-rise multifamily use may be appropriate if the proposal results in a quality living environment. Less intensive uses or other unit types are generally not appropriate because they would not be compatible with existing office use. A quality living environment would include usable open space for recreation, buffers, screening and noise mitigation measures. Residential development should be designed in a manner compatible with the adjacent office buildings in terms of scale and height. Any development application for this option should also be evaluated in terms of adequately addressing the following conditions:

- Preservation of the Environmental Quality Corridor and the Resource Protection Area.
- Provide usable open space and on-site active recreation facilities sufficient to serve the residents of this complex.
- Provide pedestrian walkways connecting all portions of the development and linkages to adjacent properties.
- Provide noise attenuation measures, which may include noise barriers and/or a substantial vegetative buffer adjacent to I-66 and/or the I-66/Lee-Jackson Memorial Highway interchange; in addition, the site design should orient buildings in a manner that will further shield active recreational areas and open space areas from highway noise.

- At the time of zoning, provide an evaluation of the existing sewer system capacity and commit to providing any improvements necessary to offset the increased sewer flow demand of the residential development to the satisfaction of Fairfax City and Fairfax County.

As an option to office at the overlay level, Tax Map Parcels 56-2((1))19 and 20 are developed with multifamily residential use at a density of 16-20 dwelling units per acre with the following conditions. Development should be designed in a manner that is compatible with the adjacent residential development in terms of height, scale, materials and massing of buildings and meets the conditions above for residential development in Land Unit K. Access should be through the adjacent residential community to Fairfax Ridge Road. No residential development should occur on Parcel 20. Density associated with these two parcels should be used to the extent possible on Parcel 19 and some or all of Parcel 20 should be considered for dedication to the county for park and transportation purposes.