



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-SP-003
Supervisor District	Springfield
Parcel ID Number(s)	46-4 ((1)) 15B, 56-2 ((1)) 15C and 15D
Parcel Address(es)	3877 Fairfax Ridge Road, and 11225 Waples Mill Road, Fairfax, VA 22030
Nominator	High Ridge TEI Equities, LLC (Lynne Strobel, Agent/Attorney)
Plan Map Designation	Office
Comprehensive Plan Recommendation for Nominated Property	Base Plan: Office up to a 0.25 FAR Overlay: Office up to a 0.50 FAR
Proposed Land Use	Residential
Summary of Proposed Comprehensive Plan Change	The Nominator proposes an option to the current Plan text to allow for residential use up to a 1.50 FAR on the Property. A phased development with up to 400 units in two multi-family residential buildings is proposed.



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**WALSH COLUCCI
LUBELEY & WALSH PC**

October 20, 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: 46-4 ((1)) 15B and 56-2 ((1)) 15C and 15D
(the "Property")
Nominator: High Ridge TEI Equities, LLC

Dear Ms. O'Donnell:

Please accept this letter as a statement of justification for a Site-Specific Plan Amendment ("SSPA") nomination on the Property. Located between Waples Mill Road and Fairfax Ridge Road, the Property is zoned to the C-3 (Office) District and the Highway Corridor Overlay District (HC). According to the tax assessment records, existing improvements on the Property consist of office buildings constructed in 1982 that total approximately 218,565 square feet of gross floor area.

The Property is located within Land Unit K of the Fairfax Center Area of the Area III Comprehensive Plan (the "Plan"). The Plan describes Land Unit K as predominately developed with office uses and the Fairfax Ridge multi-family residential development. The recommendation at the baseline level is for office use up to a 0.25 FAR, which increases to a 0.05 FAR at the overlay. The Plan includes a multi-family residential option for the existing Fairfax Ridge Community to the west and specific parcels located to the south. The Nominator proposes two multi-family residential buildings in a phased development with up to 400 multi-family units to complement the existing residential uses that are all located on the west side of Waples Mill Road. The proposed multi-family use will diversify and complement the existing mix of uses in the area. The Nominator proposes an option to the Plan text to allow for residential use up to a 1.50 FAR on the Property.

The Property is located within the Fairfax Center Area, Suburban Center Non-Core, 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, support the Nominator's proposal. These guiding principles include: (1) Promote high-quality urban design,

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to include building design and streetscape amenities, that contributes to the overall vision of the Fairfax Center Area; and (2) Provide opportunities for infill development to support the creation of additional activity nodes that include residential, retail, office, hotel, and/or civic uses. Fairfax County uses performance criteria to evaluate development within the Fairfax Center Area. The performance criteria include recommendations for site and building entry areas, architectural design, landscaping, parking, and site furnishings. The adherence to these criteria ensures that high-quality design will be provided. Infill development is intended to integrate with the existing character of the area in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14. The Nominator's proposal is comparable in size, massing, and scale with the multifamily developments located directly to the west and south. Multi-family development will integrate with the existing character of the area west of Waples Mill Road and support the existing mix of uses in the larger area.

Residential development in the Fairfax Center Suburban Center is consistent with Fairfax County's goals for providing affordable housing. Specifically, it supports Land Use Objective 3, which states: "Fairfax County should maintain a supply of land sufficient to meet the needs for housing, commercial, industrial, institutional/public services, and recreational and leisure activities to support the Comprehensive Plan." 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 Property will add housing that contributes to the diversity of housing and price points in the area. The Property's proximity to Route 50 and the I-66 corridor provides accessibility to transit routes. In addition, the proposal completes the residential development pattern of multi-family residential use on the west side of Waples Mill Road.

In addition, the proposal aligns 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." Specifically, 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." Development of the Property with residential use will create more housing opportunities in the Fairfax Center Area that support these policies. The residential use is also complementary to the mix of uses in the area.

Lastly, the proposal is consistent with the 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 Goal 2.1, which focuses on planning and development activities around the creation of mixed-use communities that 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. The proximity of the Fairfax Center Area, the Government Center, and existing office buildings creates employment opportunities. In addition, the proposed residential use will support existing proximate retail uses and ensure their continued success.

The Nominator's proposal will address Fairfax County's need for housing and diversify the type of housing in the area. The proposed use also completes the pattern of residential development established on the west side of Waples Mill Road. I would appreciate the consideration of this SSPA nomination and its inclusion in 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 consideration of the requested nomination.

As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P. C.

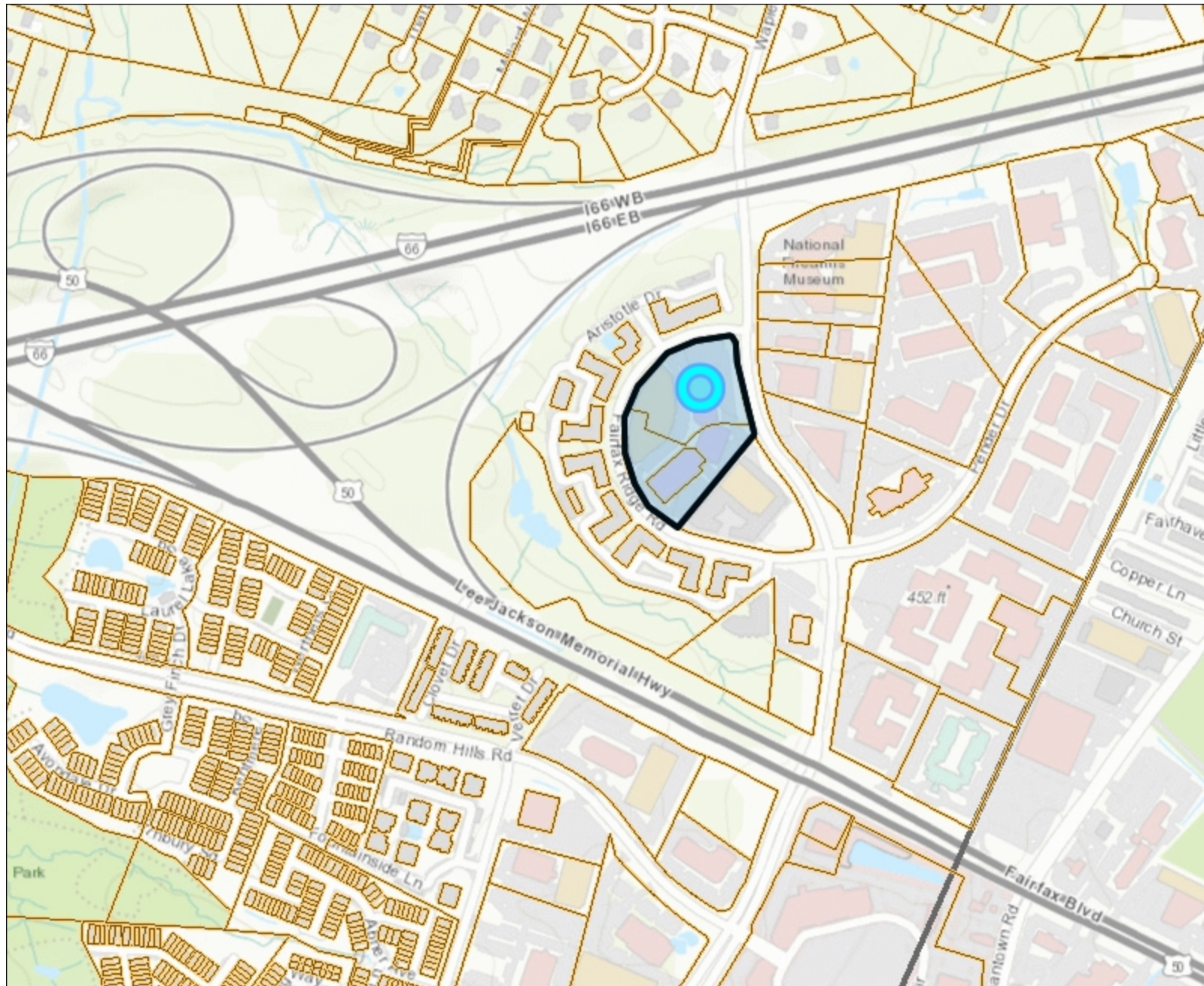


Lynne J. Strobel

cc: Richard Recny
Brad Gordon
Keith Switzer
John Mang
Aaron Vinson
Kelly Posusney



Time Equities Inc. SSPA Nomination Map

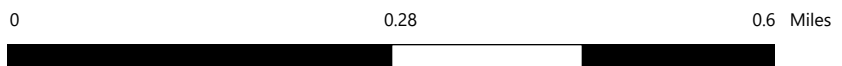


Legend

Parcels

Notes:

Tax Maps: 46-4 ((1)) 15B and 56-2 ((1)) 15C and 15D



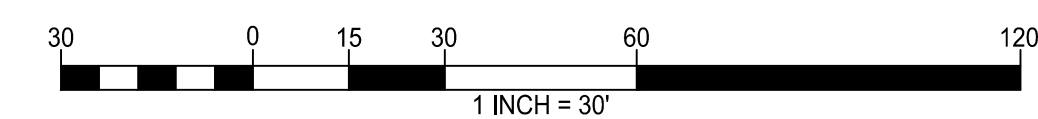
This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.

Map produced: 10/14/2022



DEVELOPMENT TABULATION

FLOOR AREA: MAXIMUM OF 385,000 SF
 UNIT COUNT: MAXIMUM OF 400 UNITS
 HEIGHT: MAXIMUM OF 70 FEET

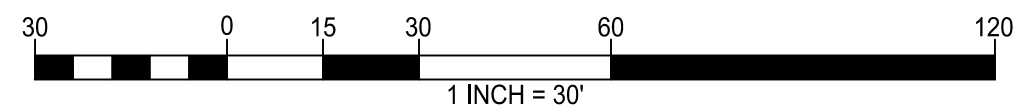


NOTE: THE DETAILS SHOWN ON THIS EXHIBIT ARE CONCEPTUAL AND SUBJECT TO CHANGE.
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SITE CONCEPT
3877 FAIRFAX RIDGE ROAD

PREPARED BY
WALTER L. PHILLIPS
 INCORPORATED
 ENGINEERS • SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS • ARBORISTS
 207 PARK AVENUE
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SCALE: 1" = 30'
 DATE: 10/12/2022



NOTE: THE DETAILS SHOWN ON THIS EXHIBIT ARE CONCEPTUAL AND SUBJECT TO CHANGE.
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CONTEXT EXHIBIT
3877 FAIRFAX RIDGE ROAD

PREPARED BY
WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945

Engineers • Surveyors • Planners
Landscape Architects • Arborists
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SCALE: 1" = 50'
DATE: 10/17/2022

October 25, 2022

Leanna O'Donnell, Director
Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Re: Agent Authorization to File Nomination for Site-Specific Plan Amendment
Subject Property: Tax Map Parcels 46-4 ((1)) 15B and 56-2 ((1)) 15C and 15D
Nominator: High Ridge TEI Equities, LLC

Dear Ms. O'Donnell:

As an authorized representative of the Nominator, I hereby authorize Walsh, Colucci, Lubeley & Walsh, P.C. to nominate the Subject Property for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. The Nominator further designates Walsh, Colucci, Lubeley & Walsh, P.C. to be the Nominator's designated agent/attorney and point of contact for this nomination. Furthermore, the Nominator understands the expectations for the process and is willing to participate in the review, analysis, and community engagement, as needed.

Very truly yours,

HIGH RIDGE TEI EQUITIES, LLC

By, TIME EQUITIES, Inc. as agent

By: 

Name: Richard Recny

Title: Director of Asset Management

c/o Time Equities, Inc.
55 5th Avenue, 15th Floor
New York, NY 10003
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(212) 206-6000

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.