



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-SP-004
Supervisor District	Springfield
Parcel ID Number(s)	55-2 ((1)) 9A
Parcel Address(es)	12701 Fair Lakes Circle, Fairfax, VA 22033
Nominator	Plaza Fairfax Office, LLC (Agent: DLA Piper LLP (US))
Plan Map Designation	1-2 DU/AC
Comprehensive Plan Recommendation for Nominated Property	Baseline: Residential use at 1 dwelling unit per acre Overlay: Office mixed use up to .25 FAR. Refer to Plan text for recommendations on options. Land uses for the following Development Options above an intensity of 0.25 FAR should be apportioned as follows: • Up to an additional 230,000 SF of office and/or hotel use; • Up to an additional 140,000 SF of retail use; and/or • Up to an additional 700,000 SF of residential use. As an option at the overlay level, the redevelopment of the surface parking lot associated with Tax Map 55-2((1))9A may be appropriate for up to 100,000 SF of hotel or office uses
Proposed Land Use	Residential
Summary of Proposed Comprehensive Plan Change	The Nominator respectfully submits this Site-Specific Plan Amendment ("SSPA") nomination to update the land use recommendations for the site and Land Bay E1 to allow for the reallocation and use of its 213,000 SF of entitled office development, the use of the noted 30,000 square feet under the Plan combined with a modest additional 11,000 square feet to achieve an attractive residential development at a prime and appropriate location within the attractive Fair Lakes mixed-use community.

Fair Lakes – Argon Plaza
Site Specific Plan Amendment Nomination
Statement of Justification

October 21, 2022

I. Introduction

Plaza Fairfax Office, LLC (the “Nominator”) proposes a change to the current Fairfax Center Area Comprehensive Plan land use recommendations for approximately 11.71 acres of land in Land Bay E1 to allow for a multi-family development. The property subject to this nomination is identified on the Fairfax County Tax Map as parcel 055-2 ((01)) 0009A (the “Property”)

II. Current Conditions and Entitlements

The Property is located on the south side of Fair Lakes Circle. The site is currently developed with a 290,000+ square foot office building with an additional 213,000 square foot sister office building entitled in the surface parking lot. The Property is currently zoned to the Planned Development Commercial (“PDC”) zoning district.

The Property is entitled for an additional 213,000 SF of office space under FDPA-82-P-069-11-5. This approval allows for two new office buildings, each up to ten stories in height. Each tower can have its own garage or share a garage, with over 1,200 parking spaces approved.

The Nominator plans an advantageous swap of the entitled office density to residential for a multi-family building totaling 254,000 square feet. The Nominator proposes to utilize some 30,000 SF of remaining residential development “allocated” (and still unbuilt) to this E1 Land Bay noted in the Comprehensive Plan, and is therefore seeking a very modest, additional 11,000 SF of residential development; that is 213,000 of office approved on the site, plus the 30,000 square feet of E1 residential noted under the Plan with an additional 11,000 sought by this SSPA achieves 254,000

III. Current and Proposed Comprehensive Plan Recommendation

The Property is located within the Land Bay E1 of the Fairfax Center Area Comprehensive Plan and is subject to the overall land bay recommendations. The current recommendations for Land Bay E1 plan for office mixed-use up to a 0.25 FAR. Any development over 0.25 FAR should be apportioned to the planned 230,000 SF of office and/or hotel use, 140,000 SF of retail use and/or 700,000 SF of residential uses

Of this 700,000 SF of residential development above a 0.25 FAR, 370,000 SF was used in PCA 82-P-069-23, and an additional 300,000 SF is entitled through PCA 82-P-069-17. This leaves a total of 30,000 SF of residential development above a 0.25 FAR remaining (and unallocated, unbuilt) within this Land Bay E1.

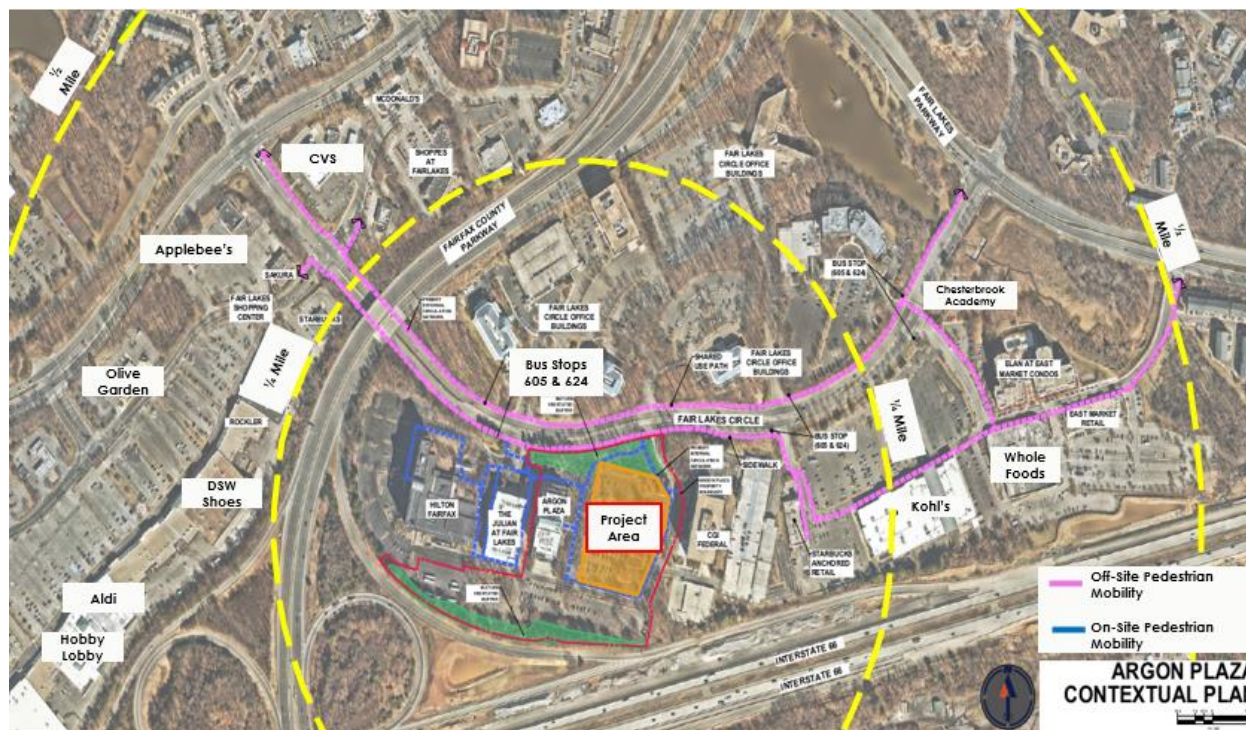
As an alternative under the Comprehensive Plan for Land Bay E1, the redevelopment of the surface parking lot associated with the Property may be developed with up to a 100,000 SF of hotel use. With the current and anticipated state of the hotel market across the country generally and specifically in the Fair Lakes area, a hotel on this Property is neither achievable nor desirable.

The Nominator respectfully submits this Site-Specific Plan Amendment (“SSPA”) nomination to update the land use recommendations for the site and Land Bay E1 to allow for the reallocation and use of its 213,000 SF of entitled office development, the use of the noted 30,000 square feet under the Plan combined with a modest additional 11,000 square feet to achieve an attractive residential development at a prime and appropriate location within the attractive Fair Lakes mixed-use community.

These recommendations acknowledge the beneficial and compatible use of the Property for appropriately scaled, multi-family development located in an area with major transportation infrastructure and mass transit options. Located adjacent to Route 66, the Property provides an excellent opportunity for new development along a major interstate undergoing additional, significant investment and improvement

Office space in the post-pandemic time-period has been severely challenged with suburban Fairfax County no longer ideal for new office projects. By realizing this, new affordable and workforce housing can be added to Fairfax County's housing inventory and help address the region's and the County's challenging housing shortage. The Nominator intends for construction of the multi-family development to begin in 2024 and be ready for the market in 2025.

This residential development option will also support the numerous restaurants and retailers in the vicinity. Located only ¼ mile from the Property with direct pedestrian mobility (walking, biking, driving) lies the Shoppes at Fair Lakes, Fair Lakes Center and East Market, all of which would benefit from additional, proximate customers and clients.



IV. Consistency with Countywide Policies

This nomination provides a prime opportunity to implement a number of critical Countywide policies.

Fairfax County Strategic Plan

Economic Opportunity #2: Focus efforts on removing barriers such as lack of affordable housing, childcare and transportation that limit participation in the workforce and employment-related programs

This nomination provides a perfect opportunity for market rate, affordable and workforce housing in a suburban part of Fairfax County. The Property is an ideal location to provide new, amenity filled housing with close proximity to a wide variety of employment and retail establishments.

Environment #4: Improve the health of county waterways through maintaining effective stormwater controls and regulating development to protect environmentally sensitive areas to lessen adverse community impacts

The proposed development replaces a surface parking lot being supported by an older stormwater management system with updated facilities.

Communitywide Housing Strategic Plan

This nomination supports the County's efforts to fulfill the Community-Wide Housing Strategic Plan (the "Housing Strategic Plan") by providing additional market-affordable and workforce dwellings in an ideal location with access to transit and amenities. In order for the County to meet the housing gap projected in the Housing Strategic Plan by 2032, 4,146 new units each year will need to be produced. Published in two phases between 2018 and 2019, the Housing Strategic Plan notes that the most permits issued for residential units was only 3,720 back in 2004. Without changes that facilitate the construction of additional residents, this shortfall will continue to exacerbate, pushing Fairfax County farther behind its goal of adding 62,000 homes by 2032.

Economic Success Plan

2.1 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.

This nomination provides an excellent opportunity to add a new mixed-use development - with a range of housing types, accessed by multi-modal transportation options with many bus routes as well as pedestrian and bike paths -in close proximity to numerous employment opportunities and vibrant retail and entertainment options.

2.5 Support efforts by businesses and community organizations to enliven places by the creation of unique and energized public spaces in activity centers.

The Property is surrounded by an asphalt parking lot - this area cannot be considered an “energized public space.” There is little to no appreciable public open space in the immediate vicinity today, and redevelopment within the Land Bay is currently limited in order to redress this shortfall. The vision proposed by this nomination would enhance new public open space, public walking paths and a small outdoor fitness area that will benefit this and surrounding sites, employees, residents and visitors.

V. Next Steps

The Nominators has already reached out to local stakeholders, including the accomplished developers of Fair Lakes itself, other owners on Fair Lakes Circle, nearby homeowner associations for their input and review of this logical and exciting request.

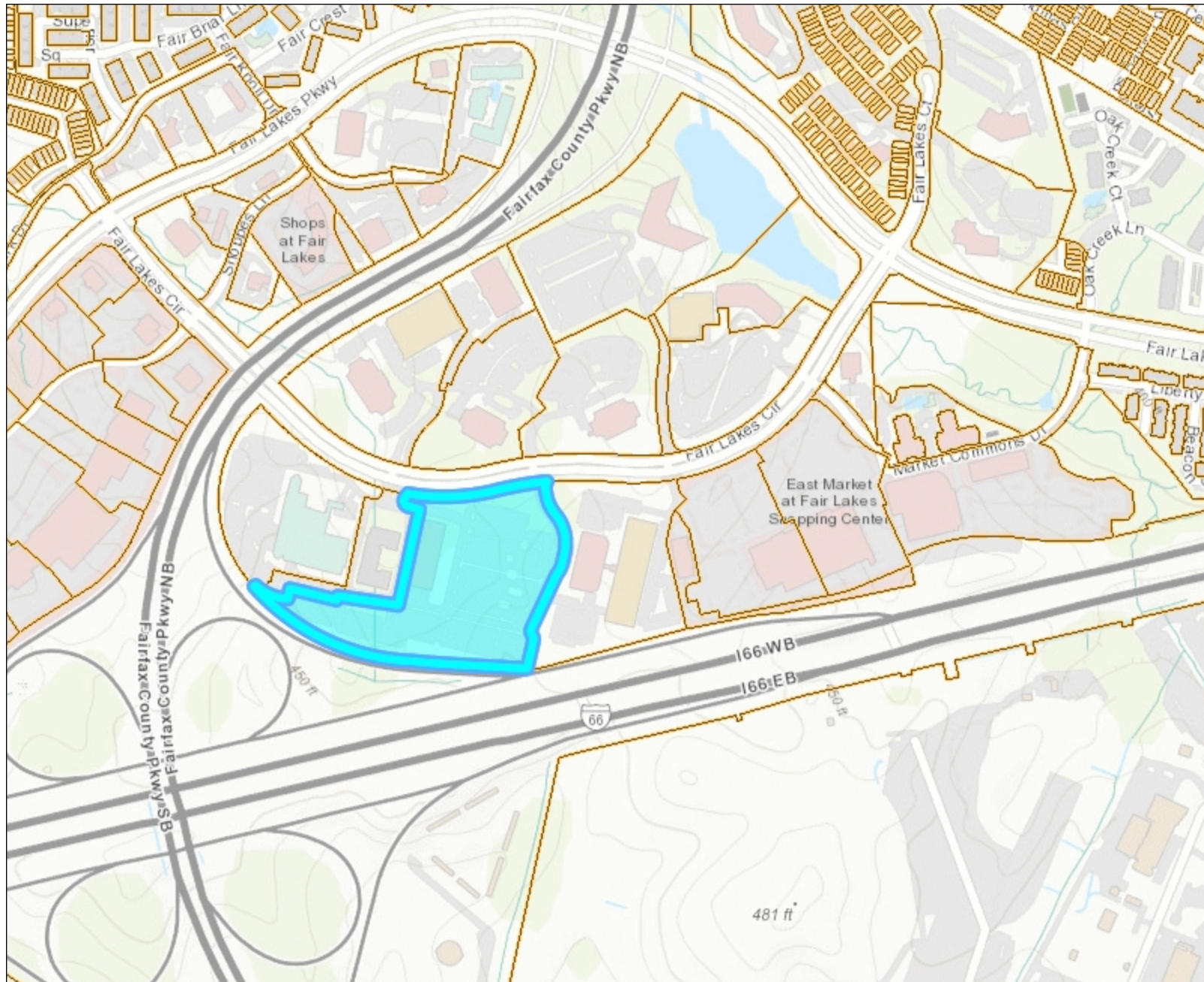
After additional consultation with the Springfield District leadership, the is keenly interested in concurrently filing a Proffer Condition Amendment, along with Conceptual and Final Development Plan applications in early 2023 to facilitate the development of this strategically located, much needed and attractive residential community.

VI. Conclusion

If approved, this SSPA nomination will position the Property to contribute to the County’s economic development and land use planning priorities. The Nominator and team appreciate the County’s consideration of and respectfully submit that this SSPA helps foster the goals of the County, the surrounding community of and the Fairfax Center Area Comprehensive Plan



Grubb Properties Fair Lakes SSPA



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.

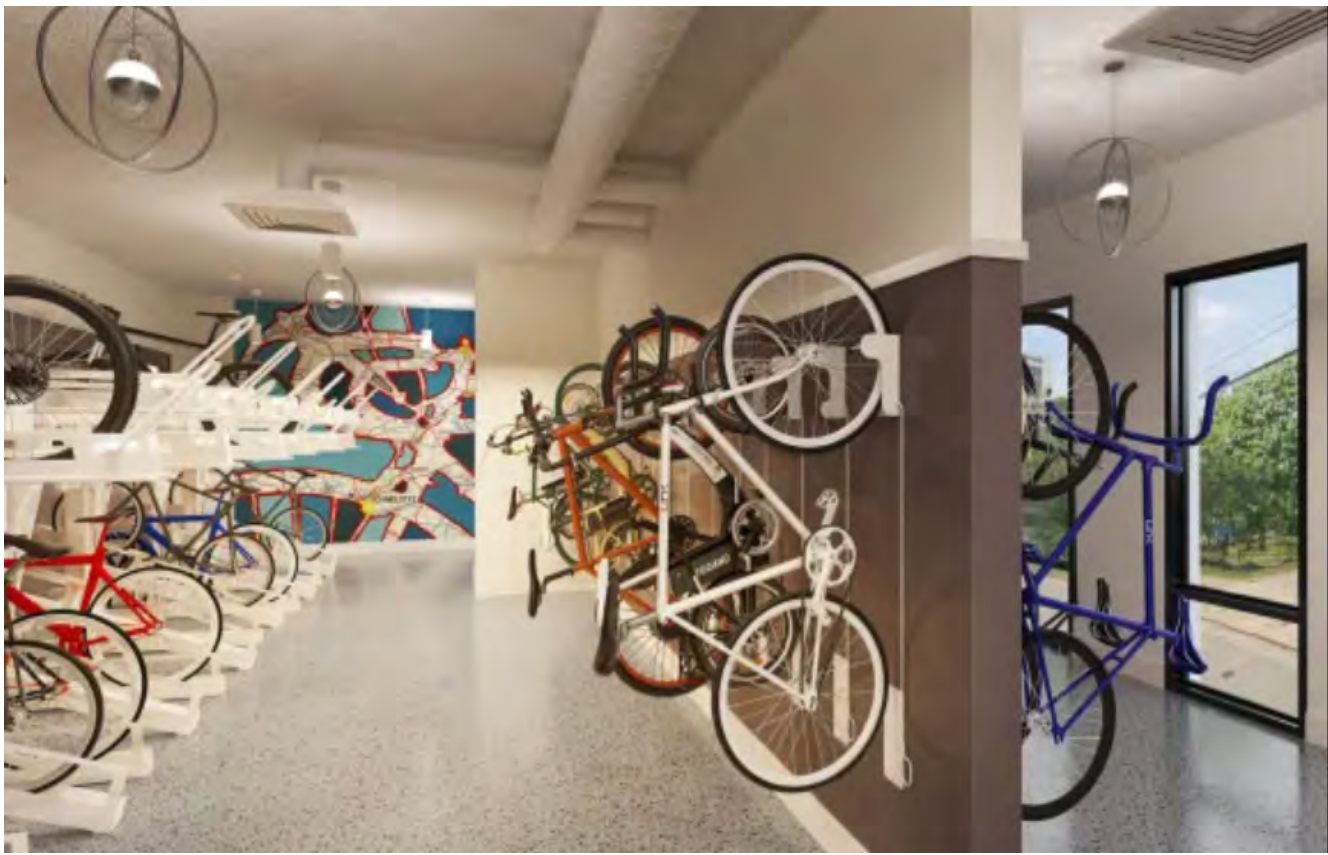


Legend

Parcels

Notes:

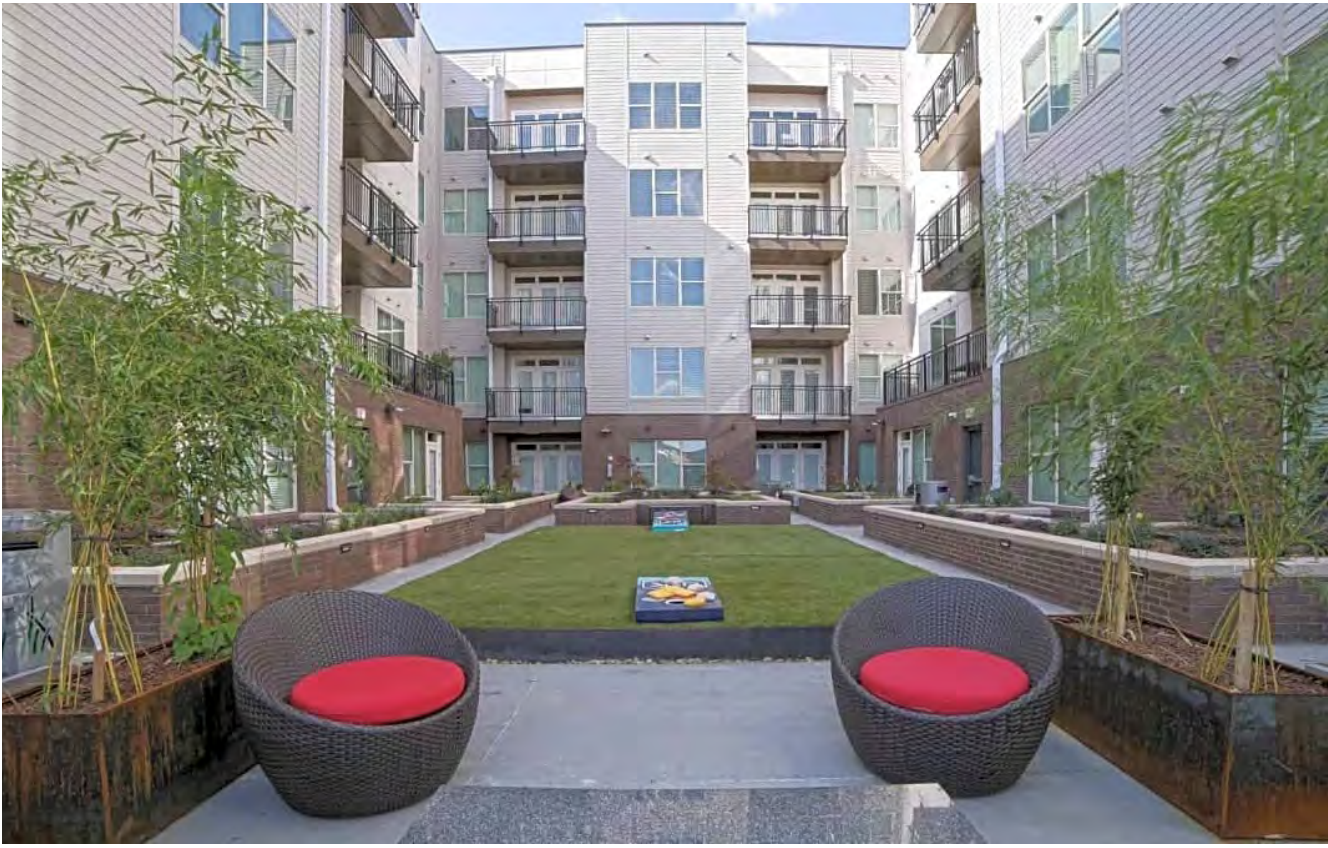
Map produced: 9/14/2022



BICYCLE COMMUTER ROOM



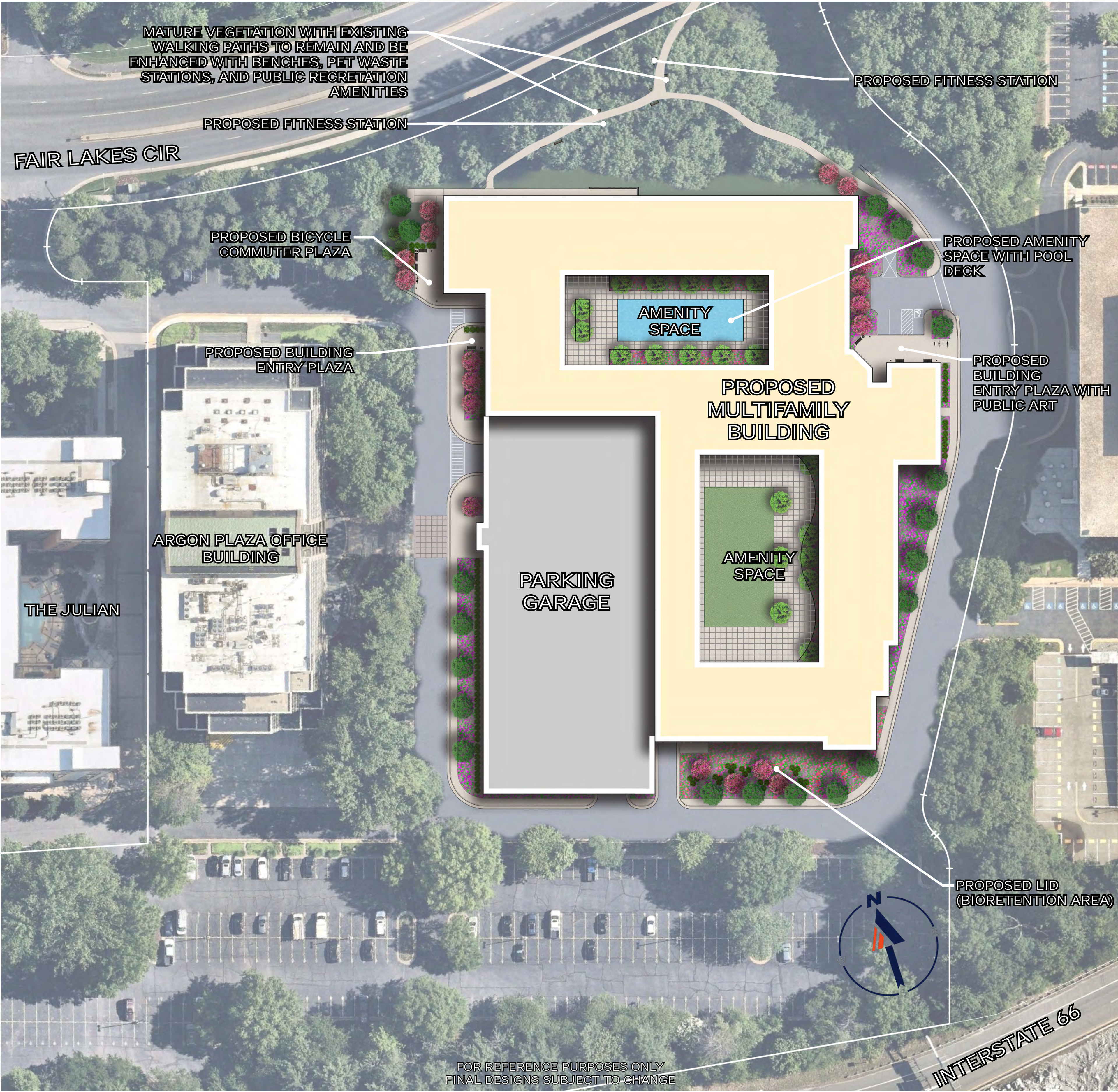
POOL AND POOL DECK



PASSIVE COURTYARD AREA



BUILDING ENTRANCE PLAZA



FITNESS STATION



BIORETENTION AREA



WOODED WALKING PATH



INTERNAL STREETScape THEME

GENERAL NOTES

TAX MAP: 55-2 ((1)) 9A

AREA: 11.71 ACRES

S212057 1"= 40' OCTOBER 2022

ARGON PLAZA

12701 FAIR LKES CIRCLE
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

Property Owner Consent Letter

September 29, 2022

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

RE: SSPA Nomination for 12701 Fair Lakes Circle, Fairfax, VA 22033

To Whom it May Concern,

I am the owner of the property located at 12701 Fair Lakes Circle, Fairfax, VA 22033 ("the Property") also known as tax map number 055-2 ((01)) 0009A which is being nominated for a Comprehensive Plan land use changes as 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.

The Owner also authorizes Antonio J. Calabrese, Brian J. Winterhalter, Hawwi Edao, Brian J. Clifford, Jennifer L. Garcia, Nicholas A. Torrance, Veronica R. Merrill and DLA Piper LLP (US) to act as agents on behalf of the Owner in any and all matters related to the nomination.

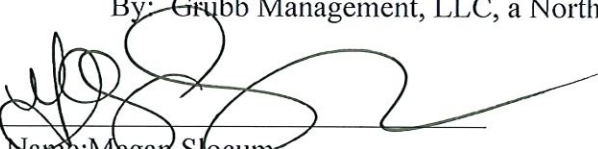
Sincerely,

Plaza Fairfax Apartments, LLC, a Delaware Limited Liability Company

By: Grubb Fund Management, LLC, a North Carolina Limited Liability Company

By: Grubb Management, LLC, a North Carolina limited liability company

By:


Name: Megan Slocum

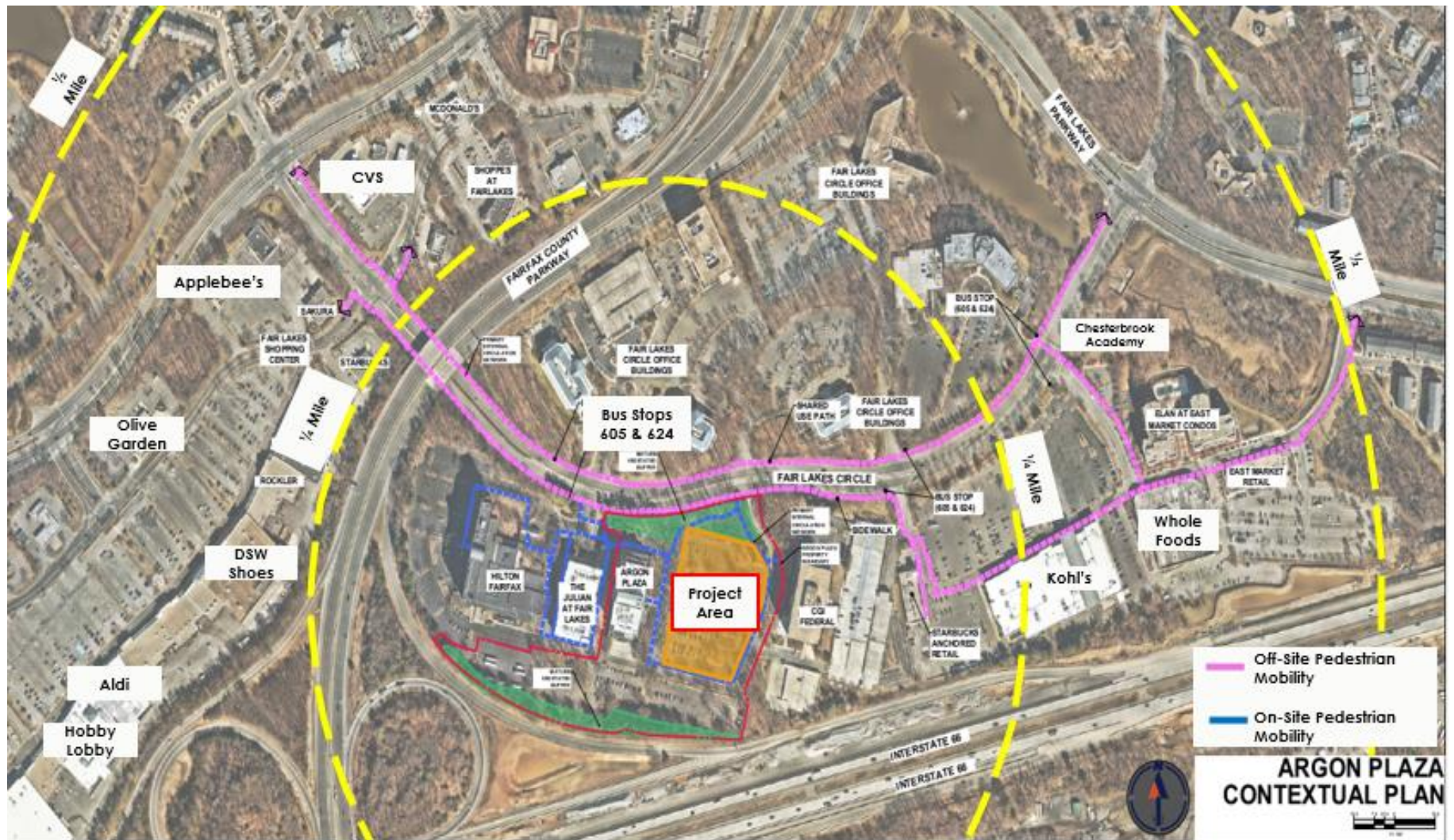
Title: Executive Managing Director

Mailing Address: 4601 Park Road Suite 450, Charlotte, NC 28209

Email Address: Kcasper@grubbproperties.com

Phone Number: 919-801-1605

Context Map



Precedent Projects

Innovation Quarter | Winston-Salem, NC



Montford | Charlotte, NC



1701 H Street NE | Washington, DC



Mint Street | Charlotte, NC



Proposed Rendering

