



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-SP-006
Supervisor District	Springfield
Parcel ID Number(s)	55-2 ((1)) 8B, 11A1, and 11B1
Parcel Address(es)	12500, 12600, and 12700 Fair Lakes Circle, Fairfax, VA 22033
Nominator	Rock Creek Property Group, LLC (Agent: Brian Winterhalter of DLA Piper LLP (US))
Plan Map Designation	1-2 DU/AC
Comprehensive Plan Recommendation for Nominated Property	Sub-unit E1 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.
Proposed Land Use	Residential
Summary of Proposed Comprehensive Plan Change	Separately and in addition to the intensity under the development options described above, as an option at the overlay level, Tax Map Parcels 55-2((1))6, 11A1 and 11B1 are appropriate for residential uses in either of the following development options: Option 1 – up to 815,000 square feet of single-family attached dwelling units, or Option 2 – up to 1,100,000 square feet of single-family attached and multi-family dwelling units

**Fair Lakes Circle
Site Specific Plan Amendment Nomination
Statement of Justification**

October 26, 2022

I. Introduction

Rock Creek Property Group, LLC (the “Nominator”) proposes a Site-Specific Plan Amendment nomination for approximately 24.76 acres of land in Fair Lakes to allow for additional residential development in Land Bay E1 of the Fairfax Center Area of the Comprehensive Plan. The properties subject to this nomination are identified on the Fairfax County Tax Map as parcels 055-2 ((1)) 6B, 11A1, and 11B1 (collectively, the “Property”).

II. Current Conditions and Zoning Approvals

The Property is located on the north side of Fair Lakes Circle and is zoned to the Planned Development Commercial (“PDC”) District. The Property currently is developed with 246,572 square feet of office space in three buildings. Under the existing zoning approvals applicable to the Property, there is the potential to develop an additional 270,000 square feet of office space on the Property. The approvals allow for two new office buildings, each up to nine stories in height.

III. Current Comprehensive Plan Recommendations

The Property is located within the Land Bay E1 of the Fairfax Center Area of the Comprehensive Plan. The current recommendations for Land Bay E1 plan for office mixed-use up to a 0.25 FAR. The Comprehensive Plan further provides for the development of up to 230,000 square feet of office and/or hotel use, 140,000 square feet of retail use and/or 700,000 square feet of residential uses. Of the 700,000 square feet of residential development available under the Comprehensive Plan, 370,000 square feet is approved under PCA 82-P-069-23 and an additional 300,000 square feet is approved under PCA 82-P-069-17. Therefore, a total of 30,000 square feet of residential development above a 0.25 FAR remains available within Land Bay E1.

IV. Proposed Comprehensive Plan Recommendations

The Nominator respectfully submits this Site-Specific Plan Amendment nomination to update the land use recommendations for the site to replace the existing and entitled office space to residential density for residential development. More specifically, the Nominator proposes the reallocation of the Property’s 516,572 square feet of existing and approved office square footage and the additional of another 583,428 square feet to allow an appropriately scaled residential development up to approximately 1.1 million square feet at a prime location within the attractive Fair Lakes mixed-use community. The Nominator proposes two development options for the Property, which consist of one option for 332 townhomes at a density of 13.4 dwelling units per acre (0.75 FAR) and a second option with a mix of 276 townhomes and a multi-family residential building with 320 dwelling units at a density of 24 dwelling units per acre (0.93 FAR).

The Nominator's proposal acknowledges the beneficial and compatible use of the Property for appropriately scaled residential development located in an area with major transportation infrastructure and transit options. Located near I-66, the Property provides an excellent opportunity for new development along a major interstate undergoing additional, significant investment and improvement.

The post-pandemic environment has created substantial challenges for the office market, which are especially severe for older office buildings that are not located in walkable, amenity-rich environments. It is difficult for older existing office buildings to compete with newer, larger office buildings that provide more amenities and more usable office space configurations. In addition, the future of the office market continues to remain uncertain with respect to the impact of hybrid/work-from-home models on office demand. As a result, there is relatively little interest in the existing office space at the Property and a competitive environment that makes the future of office quite challenging at this location.

In recognizing these challenges, there is a significant opportunity for Fairfax County to change the use of outdated office parks to much-needed housing. The Nominator's proposal would provide new market-rate, affordable, and workforce housing to help address the acute shortage of housing opportunities for County residents of all incomes.

The Nominator's residential development options also will support the numerous restaurants and retailers in the vicinity of the Property. The Shoppes at Fair Lakes, Fair Lakes Center, and East Market are all located within ¼ mile of the Property, and all of these retail centers would benefit from additional, proximate customers.

V. Consistency with Countywide Policies

This nomination provides a prime opportunity to implement a number of important Countywide policies, including the following:

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

The proposed nomination provides a significant opportunity for new market-rate, affordable, and workforce housing in an appropriate location in the Fairfax Center Area. The Property is ideally located to provide new housing options with close proximity to a wide variety of employment and retail establishments. The Nominator's plan will target a lack of attainable housing in Fairfax County by introducing a substantial component of stacked townhomes. This increased density product will allow the proposal to target a housing segment with lower gross point product than traditional attached townhomes.

Communitywide Housing Strategic Plan

The proposed nomination supports Fairfax County's efforts to fulfill the Community-Wide Housing Strategic Plan (the "Housing Strategic Plan") by providing additional 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. The Housing Strategic Plan notes that the most permits issued for residential units was only 3,720 in 2004. Without changes that facilitate the construction of additional dwelling units, this shortfall will continue to be a major community concern and will result in Fairfax County falling 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.

The proposed nomination provides an excellent opportunity to add a new housing with a range of housing types, access with multi-modal transportation options (including many bus routes, pedestrian paths, and bike paths) in close 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 consists of outdated office buildings and asphalt parking lots. There is little public open space within the Property. The proposed nomination would provide new public open space, walking paths and other amenities for employees, residents and visitors.

VI. Next Steps

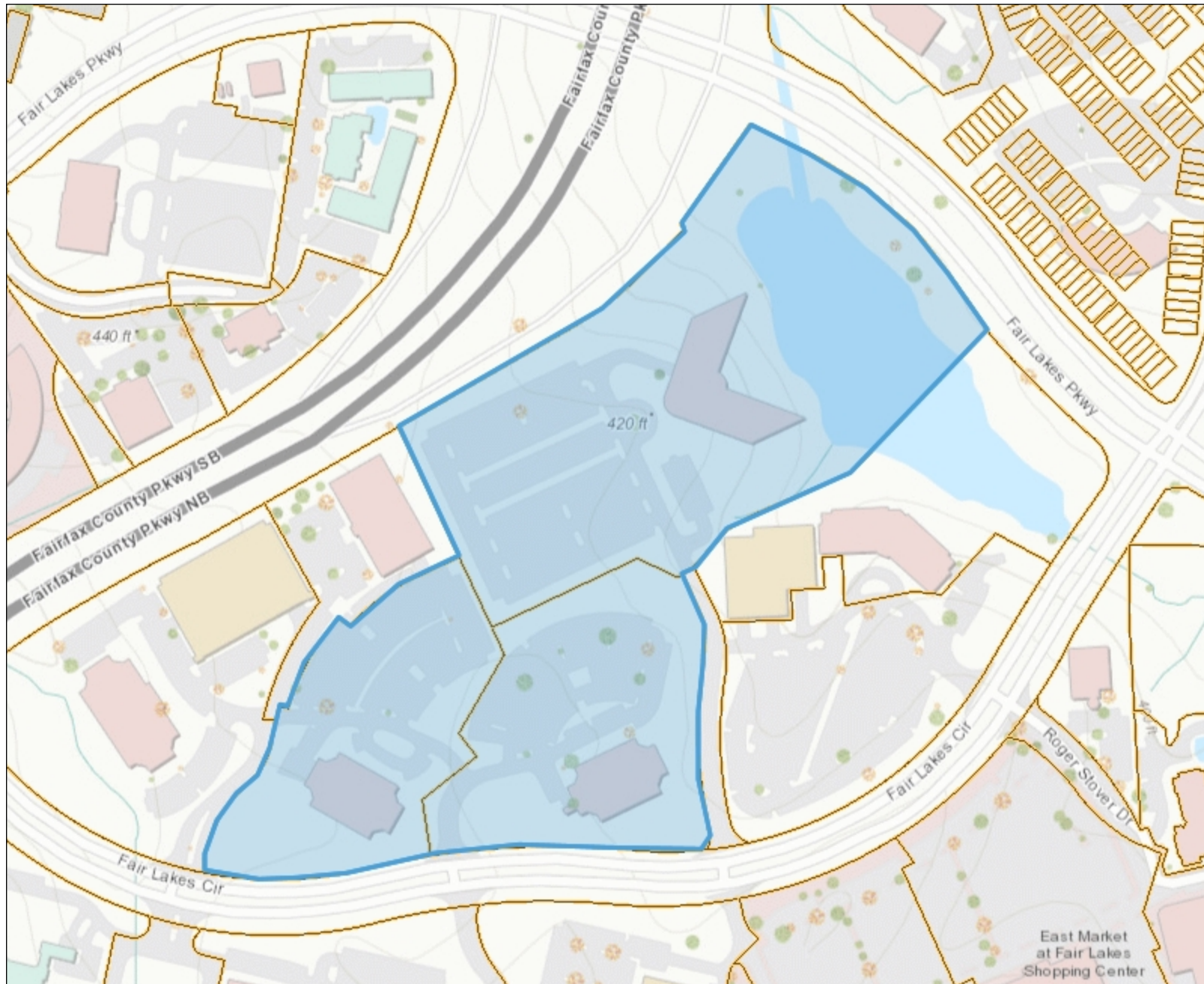
Should the County view this nomination favorably, the Nominator would like to file a rezoning application for the contemplated development in the near future.

VII. Conclusion

The Nominator's proposed amendment to the Comprehensive Plan will position the Property to contribute to Fairfax County's economic development and land use planning priorities by replacing outdated, underutilized office buildings with much-needed residential uses. The Nominator respectfully requests favorable consideration of the proposed amendment to the Comprehensive Plan.



Fair Lakes Circle SSPA Nomination



Legend

Parcels

Notes:

Map produced: 11/3/2022

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



SITE TABULATIONS

EXISTING SITE AREA	24.76 AC
PROPOSED UNITS	332 / 814,230 SF
STACKED TOWNHOUSES	166 / 365,000 SF
166 @ 2,200 SF	
20' X 42' TOWNHOUSES	83 / 245,680 SF
83 @ 2,960 SF	
16' X 42' TOWNHOUSES	83 / 203,350 SF
83 @ 2,450 SF	
PROPOSED DENSITY	13.4 DU/AC / .75 FAR



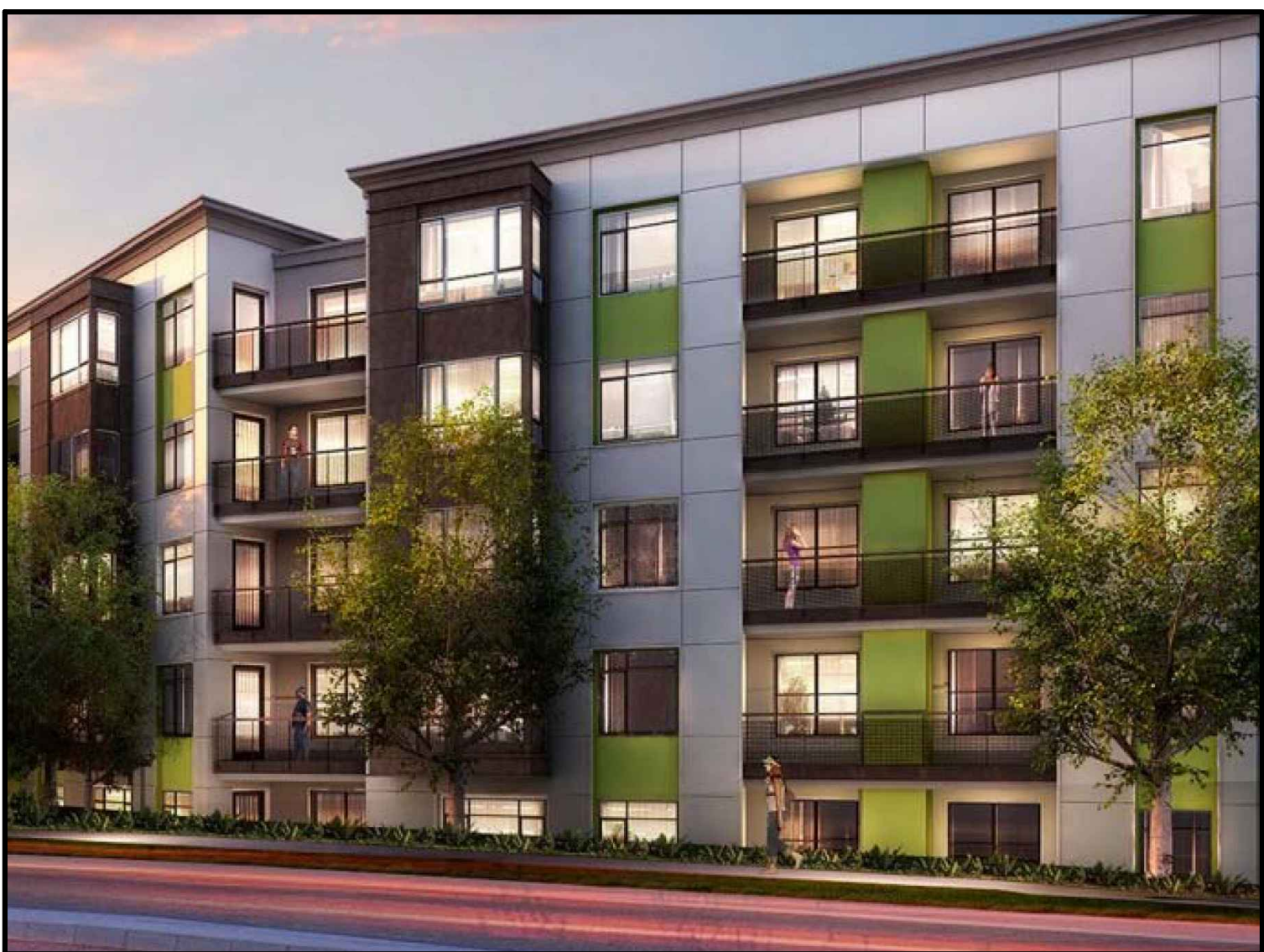
FAIR LAKES
FAIRFAX COUNTY, VA

OCTOBER 11 2022
PN# 8460



SITE TABULATIONS

EXISTING SITE AREA	24.76 AC
PROPOSED UNITS	596/ 1,011,030 SF
STACKED TOWNHOUSES	110/ 242,000 SF
110 @ 2,200 SF	
20' X 42' TOWNHOUSES	83/ 245,680 SF
83 @ 2,960 SF	
16' X 42' TOWNHOUSES	83/ 203,350 SF
83 @ 2,450 SF	
MULTIFAMILY (6 OVER 2)	320/ 320,000 SF
320 @ 1,000	
PROPOSED DENSITY	24 DU/AC / .93 FAR



FAIR LAKES FAIRFAX COUNTY, VA

OCTOBER 11 2022
PN# 8460

Agent Authorization Letter

October 20, 2022

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

RE: SSPA Nomination for: 12500, 12600, 12700 Fair Lakes Cir. Fairfax, VA 22033

To Whom it May Concern,

Rock Creek Property Group, LLC is the Nominator for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process for Tax Map Parcel 055-2 ((01)) 0006B, 0011A1 and 0011B1 (the "Properties"). On behalf of Rock Creek Property Group, LLC, I have reviewed the subject nomination, consent to the Properties 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,

Rock Creek Property Group, LLC

By: 

Name: Samuel B Hollman

Title: Senior Director

Mailing: 1155 Connecticut Ave NW #700 Washington DC 20036

Email Address: shollman@rockcreekpg.com

Phone Number: (202) 994-9804

Owner Authorization Letter

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: 12500, 12600, 12700 Fair Lakes Cir. Fairfax, VA 22033

To Whom it May Concern,

1701 Fair Lakes LLC, MMO Fair Lakes LLC, 38th Fair Lakes LLC, FMR1 Fair Lakes LLC, FMR-5 Fair Lakes LLC, Blue Bell Fair Lakes LLC, and Radix Fair Lakes LLC, collectively, as the Fair Lakes Tenants in Common, are the owners of real property known as Tax Map Parcel 055-2 ((01)) 0006B, 0011A1 and 0011B1 (the "Properties"), 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 Fair Lakes Tenants in Common, I have reviewed the subject nomination, consent to the Properties being submitted for consideration, and understand the expectations for the process. I authorize Rock Creek Property Group, LLC and its employees to file the nomination, and participate in the review, analysis, and community engagement, as needed.

Sincerely,

Fair Lakes Tenants in Common
By: Radix Fair Lakes LLC, its Managing Tenant

By: 
Thomas J. O'Brien, Manager

Current Comprehensive Plan Language

Sub-unit E1 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.

Vision for Fair Lakes Since its initial development in 1984, the Fair Lakes area within Sub-unit E1 has evolved from its original vision as a suburban office park with less significant but supporting secondary uses to an area with a mixture of uses with significant office, residential and retail components that have an extensive network of trails, lakes, parks, plazas and treed areas. The retail uses and transportation infrastructure support residential and employment uses within Fair Lakes and well beyond. Options above the overlay level may be appropriate subject to the Design Guidelines set forth below. The following Development Options present an opportunity to transform some areas of Fair Lakes from an auto-oriented, suburban center to a more vibrant urban mix of uses with higher density concentrations of land use. Development under the following Development Options should contribute to a stronger sense of place within a pedestrian friendly environment through infill or redevelopment that is designed to be compatible with adjacent land uses with mitigation of negative impacts on the transportation network or community facilities.

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.

In 2007, these Development Options above an intensity of 0.25 FAR were entitled on specific parcels in Fair Lakes. However, these Development Options may be developed on any parcel in Fair Lakes subsequent to zoning approval(s) that transfer such densities and uses provided the development proposals are consistent with the vision and Design Guidelines set forth below. Any modification to the entitlements should not exceed any of the established maximum land uses nor be consolidated into one single redevelopment area.

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As an option at the overlay level, Tax Map Parcels 55-2((1))6, 11A1 and 11B1 may be appropriate for up to 267,000 SF of office use, provided that the following conditions are met:

- Pedestrian connections are provided to the surrounding uses;
- Appropriate buffering and screening should be provided and impacts to existing buffer areas should be minimized. Any new development should minimize the loss of mature trees located in existing buffer areas along public roads;
- Development is well integrated with existing uses through pedestrian connections, landscaping, and amenities;
- High quality site and architectural design for buildings and parking structures is provided, including compatibility with adjacent buildings; and
- Provision of a centrally located, publicly accessible urban park or plaza with extensive landscaping.

Proposed Comprehensive Plan Language

Sub-unit E1 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.

Vision for Fair Lakes Since its initial development in 1984, the Fair Lakes area within Sub-unit E1 has evolved from its original vision as a suburban office park with less significant but supporting secondary uses to an area with a mixture of uses with significant office, residential and retail components that have an extensive network of trails, lakes, parks, plazas and treed areas. The retail uses and transportation infrastructure support residential and employment uses within Fair Lakes and well beyond. Options above the overlay level may be appropriate subject to the Design Guidelines set forth below. The following Development Options present an opportunity to transform some areas of Fair Lakes from an auto-oriented, suburban center to a more vibrant urban mix of uses with higher density concentrations of land use. Development under the following Development Options should contribute to a stronger sense of place within a pedestrian friendly environment through infill or redevelopment that is designed to be compatible with adjacent land uses with mitigation of negative impacts on the transportation network or community facilities.

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Separately and in addition to the intensity under the development options described above, as an option at the overlay level, Tax Map Parcels 55-2((1))6, 11A1 and 11B1 are appropriate for residential uses in either of the following development options: Option 1 – up to 815,000 square feet of single-family attached dwelling units, or Option 2 – up to 1,100,000 square feet of single-family attached and multi-family dwelling units, provided that for either development option the following conditions are met:

~~As an option at the overlay level, Tax Map Parcels 55-2((1))6, 11A1 and 11B1 may be appropriate for up to 267,000 SF of office use, provided that the following conditions are met:~~

- Pedestrian connections are provided to the surrounding uses;
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