



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-SP-008
Supervisor District	Springfield
Parcel ID Number(s)	45-4 ((11)) A2
Parcel Address(es)	12801 Fair Lakes Parkway, Fairfax, Virginia 22033
Nominator	Peterson Companies
Plan Map Designation	The Property is designated for residential use at a density of 1-2 dwelling units per acre.
Comprehensive Plan Recommendation for Nominated Property	Please see the attached Comprehensive Plan recommendations for the Fairfax Center Area, Sub-Unit E1, Fair Lakes.
Proposed Land Use	Other
Summary of Proposed Comprehensive Plan Change	Please see the attached statement of justification.



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**WALSH COLUCCI
LUBELEY & WALSH PC**

October 28, 2022

Via Electronic Submission

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

Re: Potential Site-Specific Plan Amendment For Parkway Woods
Nominator: Peterson Companies
Property: Tax Map #45-4 ((11)) A2
Address: 12801 Fair Lakes Parkway, Fairfax, Virginia 22033

Dear Ms. O'Donnell:

On behalf of **Peterson Companies ("Peterson")**, this potential Site-Specific Plan Amendment ("SSPA") nomination is being submitted at the suggestion of staff for the above-referenced Property located in Land Bay IV-C in Fair Lakes. Peterson, through a special purpose entity, is the owner of the Property.

The Property is located in Sub-unit E-1 of the Fairfax Center Area of the Area III Comprehensive Plan. Sub-Unit E-1 is planned at the baseline for residential use at one dwelling unit per acre. At the overlay level, Sub-Unit E-1 is planned for office, retail, and hotel uses, with housing as a major secondary land use, at a floor area ratio ("FAR") of 0.25.

The Property features an existing 64,550-square foot office building known as "Parkway Woods" that was approved with the original 1984 Fair Lakes rezoning, described below. Peterson desires to replace the Parkway Woods office building with a multifamily residential building. Peterson proposes to utilize the resultant square footage from the former Parkway Woods office building towards the new multifamily building. The new multifamily building would help advance a number of the County's goals and would provide needed multifamily residential housing within a mixed-use center.

ATTORNEYS AT LAW

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Upon review, and following an informal discussion with staff on October 4, 2022, Peterson understands that a Comprehensive Plan amendment is likely not needed in order to utilize the 64,550 square feet of teardown office density for a multifamily building. As was discussed with staff, the existing office building was constructed under the 0.25 FAR "office mixed use" overlay level, which currently permits both commercial and residential uses. The Property is also planned for mixed uses on the Comprehensive Plan Base Map.

The proposed utilization of Parkway Woods' teardown density for residential purposes would not require any increase in development intensity over the existing Comprehensive Plan recommendations, nor would it materially change the mix of uses in Fair Lakes, which will remain planned for a majority office, retail, and hotel uses. Zoning entitlement actions would still be required to evaluate the sufficiency of any proposed use.

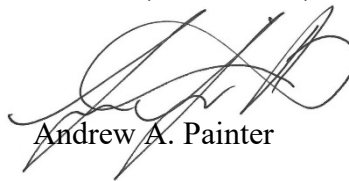
Peterson notes that the currently-listed "Site Specific Development Options" contained on Pages 57 and 58 of the Area III Plan apply solely to parcels with land uses that either exceed the 0.25 FAR mixed-use overlay and/or the density granted under the 2007 Plan Amendment. Neither would be the case here.

Per prior correspondence with staff, Peterson has filed this SSPA request to confirm whether a Comprehensive Plan amendment is required. If so, Peterson would seek the benefit of staff's thoughts concerning the best way to incorporate the appropriate language into the Comprehensive Plan. In the event this SSPA is deemed to be unnecessary, Peterson would respectfully request this nomination be withdrawn.

For your review, I have enclosed a vicinity map of the Property. Thank you for your time and consideration in this matter, and I would greatly appreciate the opportunity to meet with staff prior to making a determination as to whether a Comprehensive Plan amendment is required in this instance.

Very truly yours,

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

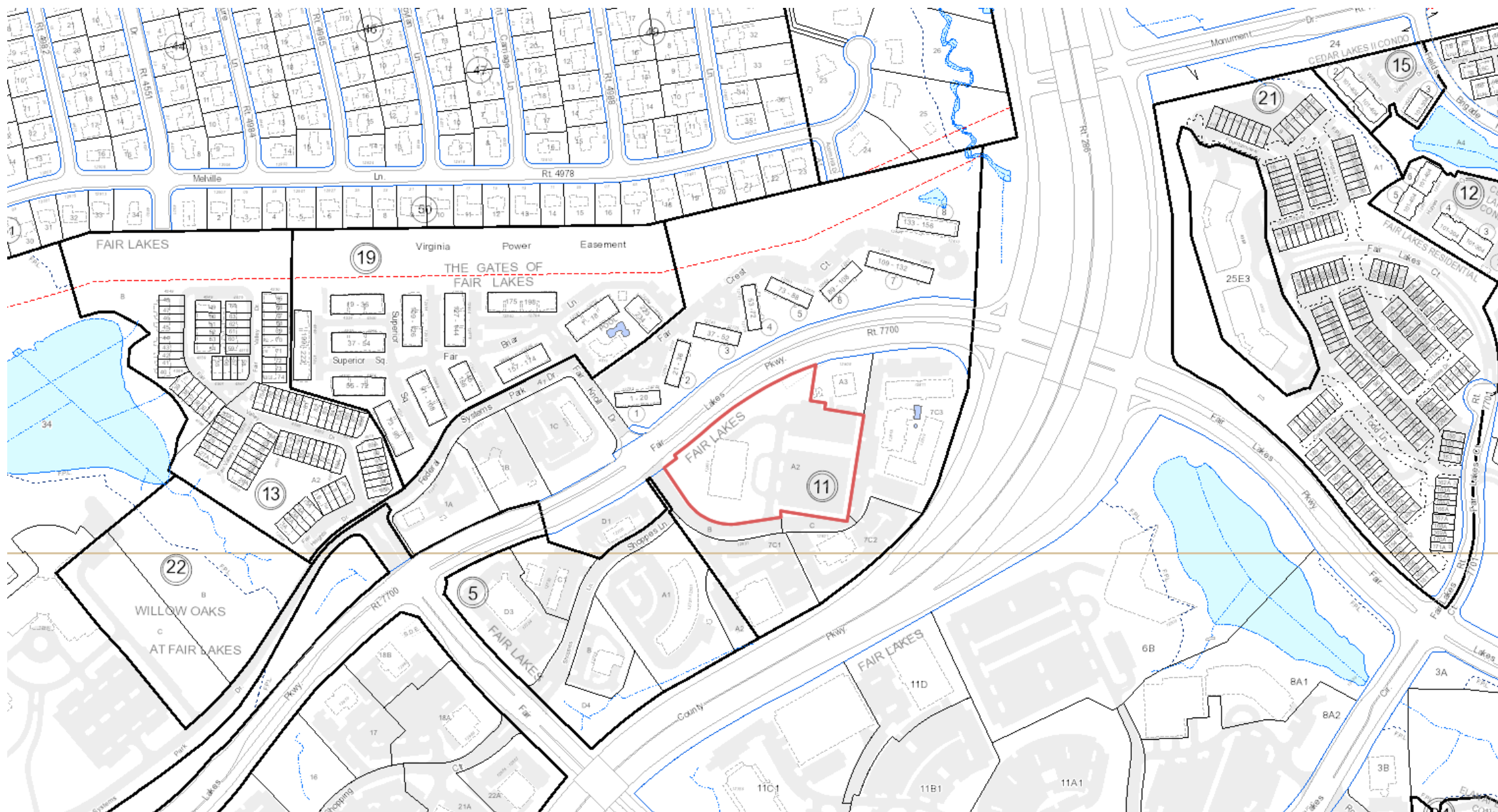


Andrew A. Painter

Enclosures

Cc: The Honorable Patrick Herrity, Springfield District Supervisor
The Honorable Peter F. Murphy, Planning Commission Chairman
Mr. Jon Peterson, Peterson Companies

Mr. Paul S. Weinschenk, Peterson Companies
Robert D. Brant, Jr., Esq., Walsh Colucci
Melissa M. Mahan, Esq., Walsh Colucci



LAND USE PLAN RECOMMENDATIONS - THE OVERLAY LEVEL

LAND USE

The land use assignments and intensities at the overlay level and associated options represent the preferred level of development if the guidance outlined within the Areawide Recommendations is satisfied. The overlay level is based upon a single core concept. In this concept the core area contains the most intense mixed-use development, and includes Land Units A and B. This core area is located west of the Lee-Jackson Memorial Highway (Route 50)/Interstate 66 (I-66) interchange, south of Lee-Jackson Memorial Highway, and north of Government Center Parkway and Post Forest Drive. The core consists of the Fairfax County Government Center; Fairfax Corner; Fairfax Towne Center; Fair Oaks Mall and the adjacent office, hotel and commercial uses; residential uses; as well as plazas and open space.

In general, intensity of development at the overlay level diminishes with distance from the core area. The baseline level represents the minimum level of density/intensity in the implementation approach for the Fairfax Center Area. The overlay level recommendations encourage the Fairfax Center Area to develop into a major mixed-use center in the county. Concentrations of multifamily residential developments in proximity to areas of commercial activity are incorporated in the Plan. While the overlay level is the preferred development intensity, an applicant may choose to develop at a lesser intensity of development.

Land Use Recommendations - By Land Unit

The Fairfax Center Area is divided into land units as shown in Figure 9. The Plan text recommendations are presented on an individual land unit and sub-unit basis. The Plan text refers to the maximum intensity allowed with the overlay level or associated options, as well as other considerations for development within each land unit.

The following land use categories are utilized within the land unit recommendations to achieve the desired mix of uses within the Fairfax Center Area.

Office/mix: Predominantly office use with other associated commercial activities limited to those allowed in the county's Planned Development Commercial (PDC) zoning district with housing as the dominant secondary use. A 2 to 1 split between primary uses and residential uses is assumed and is the goal of the Plan for these areas.

Residential/mix: Predominantly residential use with supporting retail and service activities within the limits set forth in the county's Planned Development Housing (PDH) zoning district as the secondary uses. It is recommended that planned mixed uses be achieved via the county's P districts. If conventional zoning districts are used, the developer is expected to commit to a development plan which assures that Plan objectives are achieved.

- Substantial buffering is essential in areas adjoining the stable Fair Ridge subdivision to the north;
- Building heights should not exceed four stories to ensure compatibility with adjacent residential uses;
- Outdoor recreational facilities should be provided which adequately serve the residents of this community;
- An intra-site trail system should connect on-site residential uses, the Ox Hill Battlefield Park, as well as provide linkages to the Countywide Trails System;
- The environmental quality corridors (EQCs) that traverse this sub-unit should remain as undisturbed open space and any roads crossing them should be perpendicular; and
- Clustering is important to maximize open space and to enhance the two EQCs.

LAND UNIT E

CHARACTER

This land unit located north of I-66 and south of the stable Greenbriar residential community, bisected by the Fairfax County Parkway, contains the majority of the Fair Lakes mixed-use development and includes Fair Lakes Center, the Shoppes at Fair Lakes, other retail, restaurant and hotel uses, numerous office buildings, and multifamily and single family attached residential developments. Fair Lakes Parkway, Fair Lakes Circle and Fair Lakes Boulevard traverse this area. The Fairfax County Parkway bisects Fair Lakes from Route 50 to Interstate 66.

RECOMMENDATIONS

Land Use

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.

Fair Lakes is planned for development at the overlay level of .25 FAR and includes office, retail and hotel uses with housing as a major secondary land use. Fair Lakes has been developed with architectural excellence, preservation and enhancement of natural features, uniform signing, lighting and high quality landscaping and roadway entry treatments in order to achieve the overlay level. Primary office building concentration is oriented toward I-66, the Fairfax County Parkway, Fair Lakes Parkway and Fair Lakes Circle. Residential development includes high-quality design features, active recreation facilities, open space, and landscaping including street trees, site and building entry landscaping, and screening of community facilities. Impacts on residential neighborhoods adjacent to Fair Lakes are mitigated through buffering and compatibility with adjoining land uses. Regional-serving retail uses are located along Fair Lakes Parkway and consist

of Fair Lakes Center and the Shoppes at Fair Lakes ("Shoppes"). Additional neighborhood-retail uses and department stores are located along I-66 and along the north side of Fair Lakes Parkway.

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.

Implementation of any of the Development Options should strengthen the economic vitality and attractiveness of Fair Lakes, protect and strengthen the residential areas, and maintain the high development standards that preserve and enhance this area as a high quality destination in which to live, work, shop, visit and recreate. Any residential development will be deemed to be at the high end of the Plan density range for affordable housing calculations. Pad sites and drive-thru facilities are discouraged but may be considered if the site size and configuration is adequate to achieve safe pedestrian and vehicular circulation, and does not negatively affect pedestrian connectivity.

Sub-unit E1 consists of approximately 530 acres. The vision for the Development Options in Sub-unit E1 are based on the development formats below:

- 1) Mixed-Use Development – Redevelopment consists of "mixed-use" with multiple uses integrated into one or more buildings that are located along and oriented toward street frontages, whose cumulative mass establishes an "urban" character. To accommodate this type of development, it may be necessary to redevelop existing parking lots and/or replace existing buildings. Parking should be structured and/or below-grade; however, limited amounts of surface parking where necessary may be appropriate. Where parking structures are visible, architectural treatments should be used to minimize the visual impact on the surrounding uses. Walkable blocks should be created with buildings oriented toward street frontages with a significantly pedestrian-oriented configuration reflected by street level retail where possible, narrow streets (potentially

including parallel parking), and public spaces (hardscape or softscape), and other design elements established in the Mixed-Use Performance Criteria.

- 2) In-Fill Development – Redevelopment that may be integrated with existing development with a single, stand-alone building. Although this development may typically be singular in use, a complementary relationship is expected with adjoining properties and surrounding neighborhoods; parking should be structured and/or below-grade; however, limited amounts of surface parking where necessary may be appropriate.

The location of the Development Options are not site-specific but are envisioned to occur in a number of sub-areas consistent with the Design Guidelines and the Fairfax Center Area Use-Specific Performance Criteria. These sub-areas are classified as Redevelopment, Opportunity, and Transitional Areas and are identified on Figure 12.

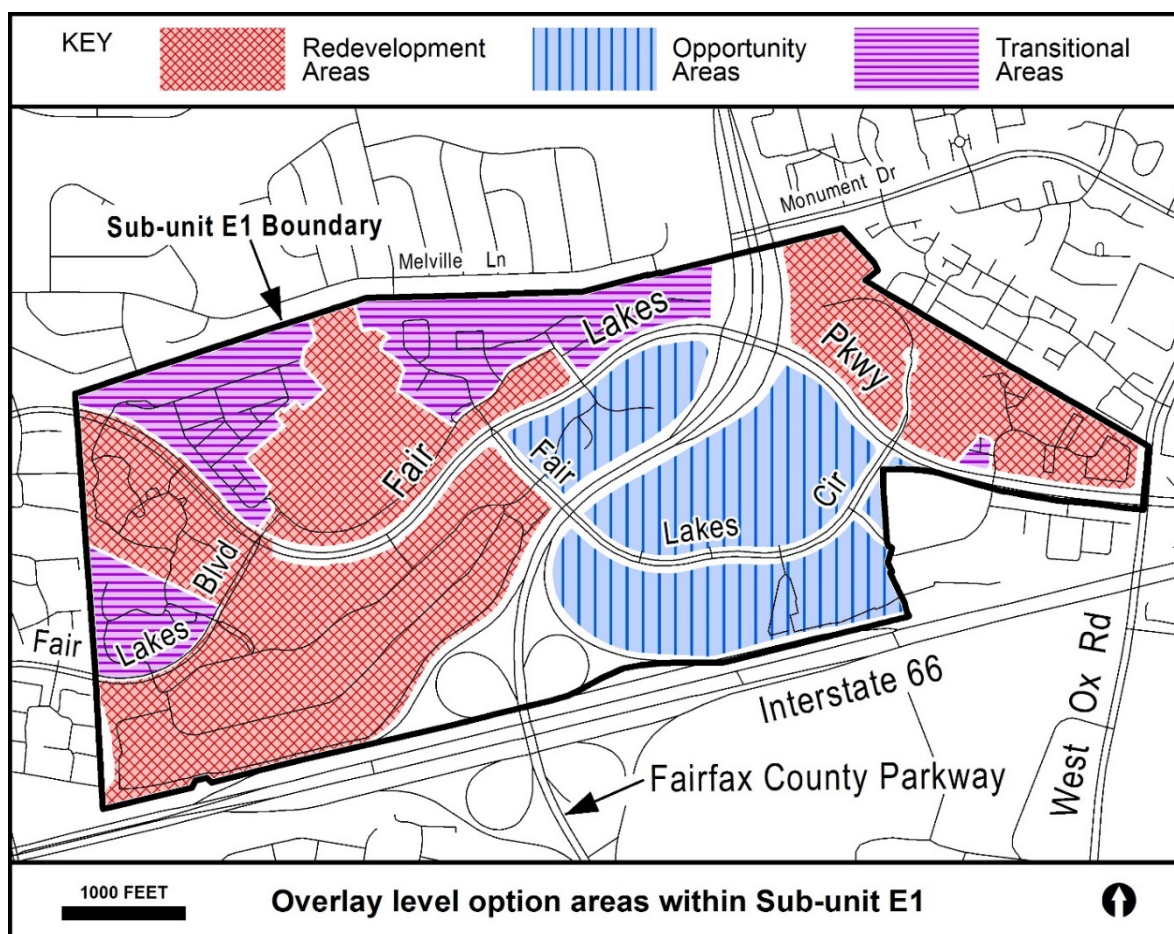


FIGURE 12

The Redevelopment Areas are those that are most likely to change and are primarily concentrated along Fair Lakes Parkway. These areas consist of existing office buildings, Fair Lakes Center, apartment complexes, and individual freestanding retail uses. Fair Lakes Center is a dominant focal point and is considered the "center" of Fair Lakes. Large parcels under single ownership, smaller and/or older buildings, and large expanses of parking lots characterize these Redevelopment Areas. They provide opportunities to establish a stronger image within Fair Lakes as a day-night activity center with a broader mix of uses such as, but not limited to, retail, office, hotel and/or mid- to high rise residential uses. Over time, the area is intended to transition into a more pedestrian-oriented district with a diverse mix of neighborhood and regional retail stores, jobs, and housing. Additionally, senior housing such as independent living and/or assisted living facilities may be appropriate. Infill development may also occur in these areas if it is demonstrated that infill development is appropriate in relation to existing uses, character, and location.

The Opportunity Areas represent developed areas consisting primarily of office uses, but include neighborhood retail uses (Shoppes), hotels, childcare, and restaurants. Market forces have increased development pressures and are encouraging a transition from a suburban mixed-use commercial center into a more urban-style regional mixed-use center. Over time, the Opportunity Areas should create a balanced environment through the creation of walkable neighborhoods where people can work, live, and play. New infill development and/or redevelopment is envisioned with the highest intensity concentrated around key intersections in these areas. These areas may include a mix of uses such as, but not limited to retail, office, residential, senior housing and hotel uses. Development within the Opportunity Areas will typically be single, stand-alone buildings that may include secondary uses.

The Transitional Areas represent primarily single family residential neighborhoods as well as the buffer area adjacent to the Greenbriar community that are not planned for redevelopment. These areas are not envisioned to change.

Any use proposing a redevelopment option should be designed so that it is compatible with adjacent properties in terms of use, building scale, design and height and satisfies the Design Guidelines below and the Use-Specific Performance Criteria for the Fairfax Center Area.

Design Guidelines

Development Options above the overlay level are only appropriate if the following Design Guidelines are met:

1. A pattern of land uses that promotes the stability of neighboring residential areas by establishing transitional areas that mitigate the impacts of more intense development is ensured;
2. Buffer areas that are adjacent to interchanges and to existing, stable residential neighborhoods surrounding Fair Lakes should remain. Any new development should be designed in a manner that is compatible with the adjacent development with buffers and screening where necessary to protect adjacent neighborhoods or less intense uses. Noise, glare and traffic intrusion should be kept at a minimum;
3. Development should be limited, to the extent feasible, to the redevelopment of existing structures, parking and/or utility/stormwater management areas;

4. Building heights should generally taper down to the adjacent residential neighborhoods to minimize visual impacts and shadows, but design elements such as buffer, hardscape, softscape and/or architectural details should be considered;
5. Landscaping within redevelopment areas should enhance their appearance and sense of place;
6. Landscape buffering should be provided between existing development and redevelopment areas to achieve visual separation between differing uses but integrate them experientially into the character of Fair Lakes as a whole;
7. All primary and secondary building facades for any new development should be designed in a way to promote pedestrian activity recognizing the automobile-orientation of the area. Parking for buildout of additional density in Fair Lakes Center should be provided in structures which should be wrapped, to the extent possible, with non-residential uses on the ground floor to encourage an active, walkable environment. Sidewalks should safely connect the development with surrounding uses. Pedestrian connections should include attractive pavement treatments, safe crossings and appropriate landscape features;
8. New development should be compatible with existing and/or planned surrounding land uses and well-integrated through pedestrian connections, landscaping and amenities;
9. High quality site and architectural design for buildings and parking structures should be provided;
10. Buffering and screening along adjacent roadways should be provided to mitigate the visual impact of existing retail uses on residential uses, where applicable. Substantial buffering and screening of any redevelopment from the Fairfax County Parkway and Fair Lakes Parkway, where applicable. Any new development should minimize the loss of mature trees located in existing buffer areas along public roads to the extent feasible;
11. Non-residential uses may be located on the ground floor of a predominantly residential structure to activate the streetscape;
12. Public pedestrian access should be provided to nearby lake(s) to allow future residents and visitors to benefit from these existing amenities for any development proposals located in close proximity to these areas; and
13. Design of the redevelopment in Fair Lakes Center should provide for the integration with surrounding large-scale and stand-alone retail uses.

Site Specific Development Options

In addition to land uses detailed under Development Options, described previously, additional Site Specific Development Options above the 0.25 FAR in Fair Lakes within Sub-unit E1 have already been entitled and include the following:

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 provided that the following conditions are met:

- Amenities such as the inclusion of a restaurant or an indoor recreation facility should be provided if a hotel is constructed. If an office building or hotel is constructed, major or minor plazas, gathering spaces or other urban park features should be provided within or adjacent to the hotel or office use to promote activity between the existing office, hotel and residential uses;
- Pedestrian connections are established along Fair Lakes Circle to the east and west to existing retail areas;
- High quality site and architectural design for buildings and parking structures is provided, including compatibility with adjacent buildings; and
- Extensive landscaping should be provided, and any new development should minimize the loss of mature trees located in existing buffer areas along public roads.

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.

Transportation

Transportation improvements should be provided to address potential impacts on internal roadway circulation patterns and access points associated with the Development Options above the 0.25 FAR overlay level. If requested by the Fairfax County Department of Transportation, a transportation analysis should be provided to evaluate the potential impacts associated with the transfer of densities associated with the Development Options. Identified impacts from the proposed shift in land use on the transportation network, circulation and traffic operations should be mitigated to the satisfaction of the county.

Improved bus service should be considered as a TDM strategy for any new development. A safe and efficient pedestrian system should link the key areas in Fair Lakes to provide appropriate connections between office, retail, hotel and residential uses.

Vehicle and pedestrian circulation should be well integrated with existing uses, including convenient bus access.

Ensure pedestrian and bicycle links to surrounding uses and existing trail systems are provided in order to allow the movement of people on foot and bicycle across Fair Lakes, both as a quality of life feature and as way of enhancing the area's cohesiveness, sense of place, and recreational amenities. Pedestrian connections should include attractive pavement treatments, safe crossings, and appropriate landscape features.

Parks and Recreation

Identify and develop a safe pedestrian/bikeway trail connection from the Big Rocky Run Stream Valley Park to Fair Lakes Parkway near its westernmost intersection with Fair Lakes Circle.

Open space and recreation areas should be provided to help meet the recreation needs of residents and others. These should include features such as, but not limited to, urban parks, plazas, gathering spaces, courtyards, athletic courts, tot lots, special landscaping, street furniture and pedestrian amenities per the Urban Parks Framework.

Impacts on Park Authority resources for residential development should be offset through the provision of or contribution to active recreation facilities in the service area of the development.

Sub-unit E2

Baseline: Residential use at 2 dwelling units per acre

Overlay: Office mixed use up to .25 FAR

Fair Lakes Boulevard intersects Stringfellow Road at the northern edge of Sub-unit E2. The area south of Fair Lakes Boulevard is planned for office mixed-use development at .25 FAR at the overlay level and is developed with the Greens of Fair Lakes townhouse community as a part of the Fair Lakes mixed-use development.

Sub-unit E3

Baseline: Residential use at 1 dwelling unit per acre

Overlay: Office mixed use up to .25 FAR; residential use at 8 dwelling units per acre

This sub-unit is planned for office mixed use up to .25 FAR and residential use at 8 dwelling units per acre. Sub-unit E3 is developed with multifamily residential uses as part of the Fair Lakes mixed-use development.

Sub-unit E4

Baseline: Residential use at 1 dwelling unit per acre

Overlay: Residential mixed use at 8 dwelling units per acre

This sub-unit contains townhouses which are part of the Fair Lakes development and is planned to continue in this use. Development proposals in this area were recommended to incorporate full protection of EQC areas in a natural condition. Any development above the baseline level was recommended to provide neighborhood park facilities such as a playground or tot lot, fitness trail stations, and picnic and open areas.

Statement of Consent by Property Owner

October 27, 2022

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

Re: Consent to File Nomination for Site-Specific Plan Amendment
Subject Property: Tax Map Parcel 45-4 ((11)) A2
Nominator: Peterson Companies

Dear Ms. O'Donnell,

I am an authorized representative of the nominator of the properties identified as Fairfax County Tax Map Parcel 45-4 ((11)) A2 (the "Subject Property"), which is being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the Subject 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.

Very truly yours,

TPC HORNBAKER LC

By: MVP Management, LLC
its Manager

By: 
Its: Authorized Signatory

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