

## BBHCA Land Use Update

Carol Alim, [landuse@bbhca.net](mailto:landuse@bbhca.net)

### Franconia Government Center Relocation

Fairfax County is planning a new consolidated Government Center that will include the operations of the current Franconia Government Center along with the Kingstowne Library. The current government center was built in 1992 and does not meet expanding County needs.

The new facility will be located on land purchased 20-25 years ago for a new regional library. This site is located at Silver Lake Boulevard and Beulah Street, behind Chilis and across the street from Lane Elementary School. The Government Center will include the Franconia Police Department, Supervisor Lusk's office, the Franconia Museum, a childcare center, an adult center, and community meeting rooms on the first floor. The Library will occupy most of the second floor. There will be secured fueling pumps for the police and other government vehicles, as well as secure parking for the police and public parking. There will be trails to facilitate access for pedestrians. At the time of the October 2021 meeting, there was no proposed name for the new facility.

>> After considerable discussion over two meetings, the Committee voted to recommend this application for approval: 22 Yes, 3 No, 3 Abstain

**LINK for background information, diagrams, information on landscaping, storm water management, and the presentation made to the Land Use Committee:**

<https://www.fairfaxcounty.gov/publicworks/capital-projects/franconia-governmental-center-and-kingstowne-regional-library-project>

### Inova Springfield Hospital

Inova Fairfax Hospital plans to build a 250-bed hospital at the site of the former Liberty View and Lewin Park, located at the corner of Franconia Springfield Parkway and Beulah Street. It is felt that a hospital is needed in this area to provide more comprehensive health care to the surrounding communities. This application is for a Plan Amendment and a Rezoning. It was suggested that the name be changed since the hospital will not be located in Springfield; Franconia Hospital was suggested. If all goes according to plan, the hospital will open in 2027.

**LINK to the Inova website** for information on the plan for the new hospital:

<https://www.inova.org/springfieldhospital>

### Amazon Data Center

Amazon purchased a 100,000 sq ft office site on Loisdale Road that was developed but never occupied. Amazon has since determined that this would be a good site for a data center. They plan to raze the current building and build a 240,000 sq ft data storage center. Amazon will lower the height of the new building in order to accommodate roof top equipment. The facility will have generators for

emergencies, which will be tested periodically. Located in front of the building will be 52 parking spaces. Approximately 50% the site will be open space. They indicated that they would look into upgrading the trail along Loisdale Road.

>> The Committee voted to recommend that this request be approved: 19 Yes, 8 No, 3 Abstain.

**LINK to Staff Report:**

<https://thelandlawyers.sharefile.com/d-s9dd656f075574ab8971087de23a8c758>

### **Workforce Development Center**

Lee District plans to implement a workforce development center as part of the new Lee District Community Center at the site of the form Mount Vernon Athletic Club, 7950 Audubon Avenue. The Athletic Club was a private club; the new development center will be County owned.

The purpose of the development center is to provide upskill training for residents, as many trades require algebra and calculus capability. The center will be a public-private venture with 75% of the funding provided by the County and 25% provided trade associations. The objective is to provide skills and to expose residents to the trades. Some of the training will be provided at no cost to the individual. Apprenticeships will be provided by the trade as part of the training program. Training will be provided only to those who are eligible for the program. The IBEW (International Brotherhood of Electrical Workers) was the first trade association to sign up for the program.

Rodney Lusk will operate a satellite office one day a week at the center.

>> The Committee voted to recommend that this application be approved: 27 Yes, 0 No, 3 Abstain

### **Mount Vernon Gateway**

This property is along Rolling Hills Avenue, on the south side of Buckman Road, west of Richmond Highway. It will be developed with a multi-family residential dwelling with up to 280 dwelling units. When the site plan is approved, the applicant will escrow a sum of \$75,000 with the County for improvements to Richmond Highway.

**LINK to Staff Report:**

<https://thelandlawyers.sharefile.com/d-s003b932c75984c4eb2c89a72de27dfc0>

**LINK to Map (PDF download) showing the location of the property:** (Also, a development plan which includes a diagram showing what the building may look like, with landscaping on the first page, followed by more detailed plans for developing the site.)

<http://ldsnet.fairfaxcounty.gov/ldsnet/ldsdfw/4786563.PDF>

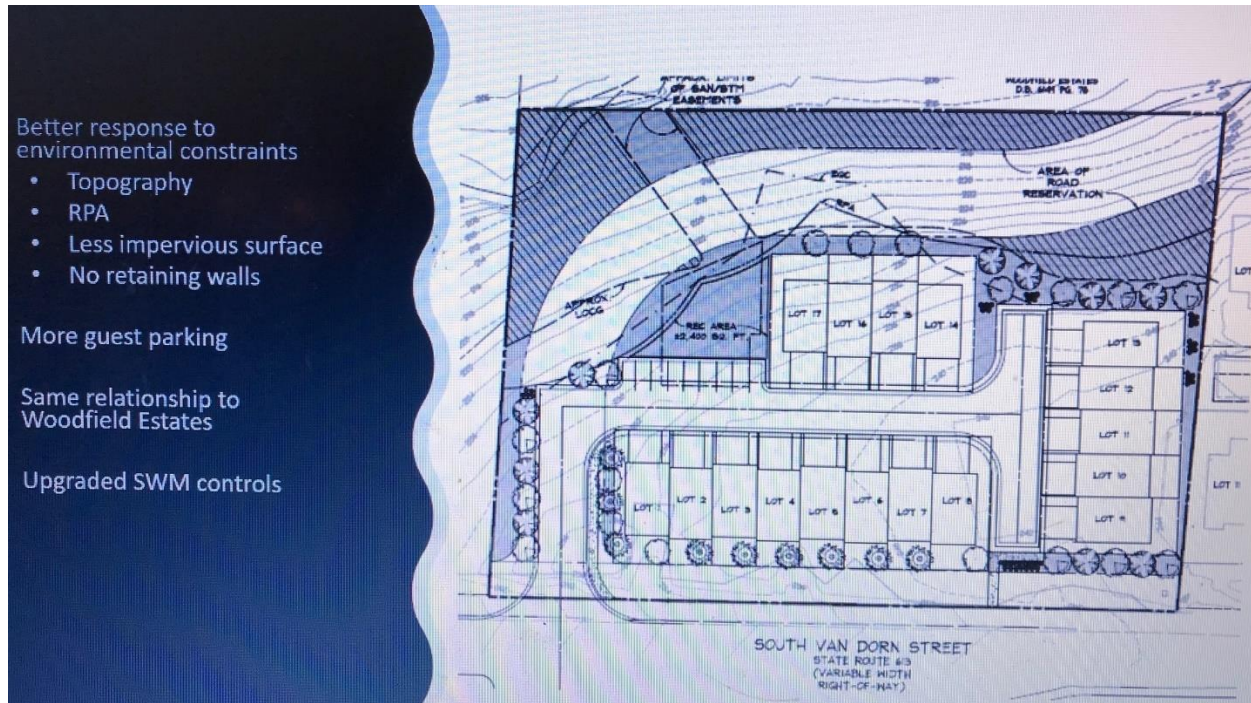
### **Truealty Van Dorn Townhomes**

This property is on Van Dorn Street adjacent to Woodfield Estates and across the street from Crown Royal Drive. This parcel has been before the Land Use Committee several times, most recently in September 2021 and March 2022, when it was recommended for approval by the Committee.

This application is to develop 17 townhouse units, each with a two-car garage plus a parking pad for one car. There will be 9 visitor parking spaces, which exceeds County requirements.

This application was before the Land Use Committee several years ago with the dwelling units in three rows. At that time there was considerable discussion about the road connecting this development to Woodfield Estates. At the September meeting, this new configuration was considered preferable to the previous plan. No transportation study was required because there was no increase in density from the previous plan.

>> At the March 2022 meeting the Committee voted to recommend that this application be approved.



### Sheehy Subaru, Loisdale Road

Sheehy Subaru will be building a dealership on a 7.27-acre parcel on Loisdale Road. The site will be a vehicle sales and service facility with vehicle storage away from neighboring residential neighborhoods. There are other car dealerships in the area and the residents indicated that they have been good neighbors. Sheehy met with neighbors to review their plans before coming before the Land Use Committee.

>> Committee voted to recommend approval of this application: 27 Yes, 0 No, 0 Abstain

### Van Dorn Shared Path

The County approved funding to improve the shared walking/bike path along Van Dorn, under the Beltway to the Metro.

**LINK to the County's web page on the Van Dorn Path:**

<https://www.fairfaxcounty.gov/transportation/projects/south-van-dorn-path>

### **Landmark Redevelopment, Alexandria**

The City of Alexandria is moving forward with plans to redevelop the former Landmark Shopping Center and the Eisenhower Avenue corridor. Landmark will be a mixed use incorporating Inova Alexandria Hospital, commercial, and residential.

**LINK to Alexandria web page for Landmark:**

<https://www.alexandriava.gov/Landmark>