

BBHCA Land Use Update
Carol Alim, landuse@bbhca.net

Land Use Activity May 2022 – July 2022

Franconia Springfield Hospital: PA-2001-00012

This application is to modify the Comprehensive Plan Language and to Rezone the property that currently houses the Inova Healthplex, which was built in 2000. This property is bounded by the Franconia-Springfield Parkway, Beulah Street, Walker Lane. The proposal is to change the Comp Plan and rezone the property to allow Inova to build a 250-bed hospital on this site.

At the June Meeting, the Franconia District Land Use Committee voted to recommend approval of the Comprehensive Plan changes: 18-0-1 (yes-no-abstain). At the July Meeting the Committee voted to recommend approval of the rezoning request: 21-1-0. This application will be reviewed by the Board of Supervisors in September 2022. If approved, Inova will begin filing for permits with a plan to open the new facility in 2027.

Link to background information, presentation to Land Use Committee, project schedule/status. <https://www.inova.org/franconia-springfield-hospital>

Link to Staff report: <https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/compplanamend/inova-springfield-healthplex/2021-iv-s1-staff-report.pdf>

Child Care/Early Learning Center

This application also was presented at both the June and July meetings. The application is to build a childcare center at 8214 Richmond Hwy. A plan amendment was granted for this property three years ago, but the property was sold. The applicant met with the neighboring communities to review their plan and is proposing development consistent adjacent buildings along the Richmond corridor.

This applicant has 17 locations in MA, MY, VA. Tx and IL. They have a focus on Advanced Enrichment Learning: math, science, STEM coding, art, music, Spanish & Mandarin, Yoga. At the July meeting, they indicated that they will increase the number of EV charging stations; use Green building standards, include a sound barrier, include open space, and have a green buffer area. Their revised proposal met the concerns presented earlier by Staff and the Committee. They will dedicate land for the Richmond Hwy project; escrow funds for road improvements.

The Committee voted to recommend approval of this development: 20-1-0.

Villa Park (Informational Presentation)

This is a proposed plan amendment and rezoning of a residential property zoned R1 (1 dwelling per acre), which is located on the west side of I95 in the Springfield area; Ben Franklin Park and

Franklin Commons are neighboring communities. The plan is to build 43 townhome units on this site; there will be 4 parking units per dwelling (2 garage, 2 drive-way). The communities to the north and south are townhouses, 12 per acre and 4-5 per acre respectively; to the west are single family homes, 1-2 per acre.

The applicant made the following changes since their earlier presentation: lowered the density from 8.5 to 7.4 units per acre; improved tree density on the property. Questions were raised about number of parking spaces, access to Backlick Road (doesn't back up to Backlick). Applicant will be back for the September meeting.

Springfield Town Center (Information Presentation)

Phase 1, the redevelopment of the shopping center is complete. We are now beginning to review Phase 2 development, which includes hotel, office, residential development. Firestone site and Spring Mall Square **are not part** of Springfield Town Center.

The first presentation was by Inter Mountain Hotels: PCA/CDPA/FDPA 2007-LE-008-02. This site is on the Loisdale southerly side of the Town Center. It was approved in 2007 for hotel at the rear of the property and an office building on Loisdale Road; applicant would like to relocate the hotel to Loisdale Road. This application proposed to reduce the approved size of 180,000 gross square feet (gsf), with 225 rooms to 95,000 gsf with 140 rooms. They are looking at a full suite concept with a unique rooftop outdoor space. The hotel would be 6 floors, with option to go to 7 floors; parking below the building as well as some surface parking. The Tesla charging stations that are located on the site would be moved to the north. They will be back before Land Use in the fall, with Planning Commission Public Hearing scheduled for 16 November 2022.

The second presentation was by Hannover Springfield: PCA/CDPA/FDPA 2007-LE-008-07. This property is on the Spring Mall side of the Town Center. This site was approved for two residential towers and Hannover would like to reposition them and add a fitness park and dog park along Spring Mall. Their proposal would include structured and surface parking. They are approved for 400,000 sf of residential (352 units) and 8,000 sq retail; they are proposing 475,000 sf of residential (460 units) with no retail. Questions concerned lack of access to Spring Mall Square; fitness park too small; dangerous location for dog park; increased traffic; concern for loss of farmers' market; need for some retail given the number of units. There may have been a grocery store approved back in 2007 when the Mall was redesigned, and the property reasoned. They will be back before Land Use in the fall.

No meeting in August; next meeting 12 September.