

BBHCA LAND USE UPDATE

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Land Use Activity July 2022 – October 2022

Oakwood Properties: 5605 Oakwood; 5400 -5604 Oakwood

At the June SSPA Task Force meeting, the task force voted 17-0-0 to retain the current Comprehensive Plan language for these properties and not to consider any changes until after VDOT makes a decision on extending the Beltway toll lanes from I395 across the Potomac River into Prince Georges County. There was also considerable concern for traffic congestion on Van Dorn and access to Metro.

Supervisor Lusk requested Staff to bring 5606 Oakwood before the Land Use Committee on 3 October 2022 for us to consider a Comprehensive Plan/Zoning Change for this property. This property is owned by Kettler and is currently approved for 850,000 square feet of office. The application is to change the Comprehensive Plan and rezone the property to permit Residential Mixed use; 638 multi-family residences and 212,000 square feet of non-residential. Given that the Task Force voted, unanimously, not to consider this until after the VDOT Beltway Study was completed, the Land Use Committee refused to consider this application at this time. Reasons: VDOT study not complete and could have major impact on Beltway/Van Dorn interchange and the bridge over Van Dorn; new SSPA process is just starting and this application could be submitted as part of this process.

New Franconia Government Center/Kingstowne Library

The Franconia Government Center, including the County Police, Supervisor Lusk's office, Franconia Museum, the Kingstowne Library, and the Active Adult Center will be relocated to a new location between Beulah Street, Silver Lake Boulevard and Interparcel Road, just south of Manchester Boulevard. The link below contains a description of the new facility as well as plans. Bids for this project have been advertised.

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

Current Franconia Government Center

The site of the current government center was transferred to The Fairfax County Redevelopment and Housing Authority (FCRHA) in March of 2021. The plan is to redevelop the site with affordable housing, a major goal for Fairfax County. Current plans call for no more than 120 dwelling units in buildings no four stories above grade. Some of the units will be reserved for to attract police, fire, teachers, medical personnel. The link below is to the

Property Overview and Description (RFP Appendix B). Submissions were due in April 2022; site does not provide update on status of RFP review process.

<https://www.fairfaxcounty.gov/housing/news/2022/franconia-governmental-center>

Rose Hill Shopping Center

After meetings with many of the communities surrounding the Center, Combined Properties (CP) notified the Rose Hill Civic Association (RHCA) that they were going to revise their redevelopment concept based on community feedback. They planned to present their revised concept at the September RHCA membership meeting. However, due to staffing changes this project has a new coordinator; as a result, CP will not have a revised plan before the end of the year.

RHCA voted to develop, and present to CP, their own concept of what the new Center should be. The RHCA web site (myrosehill.com) shows the results of their community survey along with a draft of their proposal for the center. They are recommending that the residential component be a senior community, with an upscale sit-down restaurant and businesses suggested in the survey feedback.

Franconia Springfield Hospital: PA-2001-00012/RZ 2021-LE-00018

The 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, and 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.

This application was approved by the Board of Supervisors at their September 13, 2022, meeting.

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

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.

Springfield Town Center Hotel - 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 swap the locations, placing the hotel fronting on Loisdale Road. This application proposes 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 to Landuse in November for vote. Planning Commission public hearing in November; Board of Supervisors public hearing scheduled for 6 December.

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. Since their last presentation, they improved the park, the landscaping and plaza design. They are planning to use part of the existing parking structure for their residents; they will add one floor to the existing structure. There was significant concern expressed about that. This application will be back for review in November.

Kingstowne Towne Center Development

Building permits have been filed to develop two high-rise multi-family dwellings on the parcels currently used as parking, located across from the movie complex. This change, from 1 million square feet of commercial, was approved in 2019. Plan is for 622 dwelling units, ground floor retail, parking for residents, redesigned plaza.

Beacon at Groveton PA2022-IV-MV

Plan for affordable senior independent living at a site currently used as an urban park (interim use only). Current plan is for 70,000 square feet of non-residential use. Plan presented at the October Land Use meeting is for 260 dwelling units and 50,000 square feet of non-residential.

Fairfax County Government Center

The Board of Supervisors requested Staff to look into feasibility of developing affordable housing on the campus.

Huntington Development

There are hearings on residential development at the Huntington Metro. There is a residential development on Huntington that is close to completion. Current hearings are for residential development where a parking garage (closed some time ago) on Kings Hwy. There is also a plan to develop a Mount Vernon Gateway.

Landmark Development

If you have driven by the former Landmark Shopping Center, you are aware that the center has been razed in preparation for the development of the new INOCA Alexandria Hospital Center. The garages are still standing; not sure if they will incorporate into the new complex.