



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-BR-002
EQR FAIRFAX CORNER

Address/Tax Map Parcels: 11727 Fairfax Woods Way / Tax Map Parcel 56-2 ((1)) 1C

Nominator: EQR Fairfax Corner, LLC, c/o Lynne Strobel of Walsh, Colucci, Lubeley & Walsh, P.C.

Supervisor District: Braddock
Planning Area: Area III
Planning District: Fairfax Planning District, Fairfax Center Area Suburban Center, Sub-unit I1
Acreage: 45.35 acres

Current Plan Map/Text: Map: Residential use at 8-12 dwelling units per acre (du/ac); Baseline: Residential use at 4 du/ac; Overlay: Office mixed use up to 0.35 Floor Area Ratio (FAR) as part of the adjacent Fairfax Corner development (the Comprehensive Plan recognizes that Reserve at Fairfax Ridge is developed with approximately 650 units).

Nomination: Residential use up to 0.42 FAR to accommodate a new multifamily building with 405 units and a net increase of 335 units.

Comprehensive Plan Considerations:

The subject site is the Reserve at Fairfax Corner, a 650-unit multifamily residential community located between Monument Drive and Random Hills Road. The site is planned within Sub-Unit I1 of the Fairfax Center Area, which provides an office-mixed use overlay recommendation, while also recognizing that the Reserve at Fairfax Corner site is developed with multifamily residential use. To the west is the four-story Camden at Fairfax Corner development, which is planned for office-mixed use up to 0.35 FAR, and the Fairfax Corner mixed-use development which is planned and developed under a Plan option for 0.5 to 1.0 FAR. To the south is the Fairfax County Government Center and the four-story Residences at Government Center, planned for office mixed-use up to 0.35 FAR and public facilities.

The site and surrounding properties within the County are located within the Suburban Center (Non-core) portion of the Comprehensive Plan's Fairfax Center Area Special Plan Area, in an area further designated as Sub-unit I1. The Plan's Concept for Future Development classifies the Fairfax Center Area as a mixed-use Suburban Center, a land use category envisioned as a place to live, work, and play, with the greatest development intensity focused around a planned transit station in the median of I-66 near the Fair Oaks Mall, Fairfax Corner, and the County's Government Center Complex. This core area, which is adjacent to the west of the subject site, is planned for intensities ranging from 0.35 to 1.0 FAR. Non-core areas of the Suburban Center, such as the subject area, are planned for a variety of uses but generally at lower intensities than the core area.

The nomination proposes an increased residential intensity of 0.42 FAR to accommodate a new multifamily building with approximately 405 units and structured parking. Construction of the new building is proposed in the location of two existing residential buildings on the site containing 70 units, which would be demolished. The illustrative concept plan submitted with the nomination includes site sections, which indicate that the area of the proposed building is lower in elevation than the immediate surroundings, and as a result, the building would be similar in apparent height to the adjacent Reserve apartment building to the east and Camden at Fairfax Corner building to the west. In isolation, the nomination raises significant considerations for infill, as the buildings to be demolished appear to share the same characteristics and age (circa 2001) as the others at the Reserve which are not proposed for change. The overall increase in development potential presents a middle ground between the developed intensity on the site (approximately

0.22 FAR) and the adjacent core area (0.5 to 1.0 FAR), Development of the Reserve site has historically considered the impacts from the development in their totality. As this nomination effectively separates out a portion for redevelopment, consideration should be given to the open spaces and amenities that were included based on the approved density, as well as the quality and quantity of any proposed new amenities. Opportunities to enhance multimodal connections and integrated recreation and open spaces within the Reserve site and with the adjacent core area are limited due to the retaining walls and security fencing at the adjacent Camden at Fairfax Corner, which may present challenges to ensuring the provision of facilities and amenities commensurate with greater densities, as recommended in the Fairfax Center Areawide Recommendations. If the nomination is advanced for formal review on the Work Program, the evaluation may benefit from inclusion in the Phase 3 Fairfax Center Area Study, which is evaluating limited changes to the Core Area, with specific considerations for the appropriate level of planning geography, relocation assistance for existing residents that would be displaced, multimodal connections, the provision of open spaces and recreational amenities, and urban design to ensure that any new building can be integrated with surrounding development.

