



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-DR-003
Elm Street Communities

Address/Tax Map Parcels: 7600A and 7600B Leesburg Pike, Falls Church VA 22043
Tax Map Parcel 40-1 ((1)) 39
Nominator: Lynne Strobel for Elm Street Communities, Inc
Supervisor District: Dranesville
Planning Area: Area II
Planning District/Special Area: Mclean Planning District, DR-2 Pimmit Planning Sector
Acreage: 10.16 acres

Current Plan Map/Text: Residential use at 5-8 dwelling units per acre (du/ac)

Nomination: Option for residential use up 12-16 du/ac. Proposes 122-162 townhome units with maximum height of 50 ft.

Comprehensive Plan Considerations:

This subject site is located north of Leesburg Pike and east of its intersection with George C. Marshall Drive, and is developed with a 230,620 square foot office building constructed in the 1980s. The site is currently planned for residential use at 5-8 du/ac and the nomination proposes an increase in planned residential use up to 12-16 du/ac, which could result in up to 162 townhome units. To the east of the site is the Tysons-Pimmit Regional Library, and to the northeast is Tysons Pimmit Park, a portion of which consists of a Resource Protection Area (RPA) that extends into the northeast portion of the nominated parcel. To the north is the Pimmit Hills neighborhood, planned and developed for residential use at 3-4 du/ac. To the west are a church, planned for 3-4 du/ac, and an area that was recently replanned (Plan Amendment 2020-II-M1) with an option for 12-16 du/ac with recommended plan conditions related to building heights, open spaces and trails, buffering to the adjacent lower density residential neighborhood, tree preservation, stormwater management. A rezoning application to implement the plan option was approved in 2021, and the site is currently under construction. To the south, across Leesburg Pike, is the Marshall Heights and Dominion townhouse communities, planned and developed at 12-16 du/ac.

The Plan's Concept for Future Development designates this area as a Suburban Neighborhood. These areas are planned for a broad mix of residential densities, parks and open space. Where appropriate, neighborhood-serving commercial services, public facilities, and institutional uses with intensities and character that are compatible with the surrounding area are appropriate. The Comprehensive Plan generally encourages residential infill development for this broader planning area to be compatible with existing development.

The nomination proposes residential use up to 12-16 du/ac, which would facilitate development of 122-162 townhouses on the site. The proposed density and townhouse form is consistent with nearby properties on either side of Leesburg Pike. Given noted flooding issues in the area, increased density would need to strongly consider stormwater management controls to reduce runoff and help mitigate downstream impacts. Additionally, active open space and site amenities for future residents, and buffering to surrounding uses should be considered to encourage a land use pattern to be compatible with the existing neighborhood. If added to the Work Program, consideration should be given to access from Leesburg Pike to Kilgore Street in the Pimmit Hills neighborhood to the north and to the neighboring properties to the east and west, as well as accommodation of potential Bus Rapid Transit (BRT) along Leesburg Pike. Safe access to Marshall High School, located across Leesburg Pike to the south, should also be considered. Considerations regarding the appropriate building height, density, and buffering from the adjacent residential community would need to be assessed if advanced for further review.

Please note that this nomination is currently being screened to determine if it should be added to the 2023 Comprehensive Plan Amendment Work Program. A detailed analysis of the proposal has not yet been conducted.

