



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

SCREENING  
CPN22-LE-006  
Springfield Boulevard

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Address/Tax Map Parcels:	6841 and 6850 Franconia Road, 6508, 6509, and 6530 Blacklick Road Tax Map Parcels 80-4 ((1)) 4A, 4B, 4C and 80-4 ((1)) 16, 17, 18, 19, 20B
Nominator:	Mark Viani, Bean, Kinney & Korman
Supervisor District:	Franconia
Planning Area:	Area IV
Planning District:	Springfield Community Business Center (CBC), Springfield Community Revitalization District
Acreage:	4.34 acres
Current Plan Map/Text:	Retail uses up to 0.70 Floor to area ratio (FAR) with an option of office and retail uses up to 1.5 FAR. The area south of Springfield Boulevard planned for mid-rise office up to 0.7 FAR with an option for 1.0 FAR.
<a href="#">Nomination:</a>	Mixed use multifamily with ground floor retail at a maximum building height of 85 feet.

Comprehensive Plan Considerations:

The subject site consists of three land bays located south of Old Keene Mill Road, west of the I-95 ramp, and east of Amherst Avenue. The northeastern and northwestern land bays are located between Old Keene Mill Road and Springfield Boulevard and west of the I-95 ramp and east of Amherst Avenue. The southwestern land bay is located immediately south of Springfield Boulevard, west of Backlick Road, and east of Amherst Road. The site is surrounded by non-residential use, including retail, restaurants, and offices, and surface parking lots.

The Concept for Future Development recommends the Springfield CBC as one of thirteen CBC areas in the County where redevelopment should encourage a mix of uses focused around a core area of higher intensity, such as a town center or main street in a pedestrian-oriented setting. Within CBCs, transitions in intensity and compatible land uses should protect surrounding stable residential neighborhoods. The Springfield CBC is envisioned to function as the community-serving urban village of the Franconia-Springfield Area, and is recommended to develop as a walkable, bike-friendly, and mixed-use center with housing and employment in close proximity. The properties north of Springfield Boulevard and south of Old Keene Mill Road are planned for retail uses up to 0.70 FAR, with an option for office and retail uses up to a 1.0 FAR with substantial consolidation. The area south of Springfield Boulevard and west of Backlick Road is planned for mid-rise office use with ground floor retail use up to 0.70 FAR, with an option for the same mix of uses up to 1.0 FAR with substantial consolidation. To the west, in Land Unit E, the Springfield CBC Commuter Garage is planned and is currently under construction, which will be served by multiple bus routes.

The nomination proposes 604 multifamily units across the land bays, with ground floor retail uses, consisting of three mid-rise buildings containing approximately 260 units for the northeastern land bay, and 172 units each for the northwestern and southwestern land bays. The nomination indicates this development will revitalize the pedestrian realm and uses with the proposed ground floor retail. A [recent EDA market study](#) notes healthy vacancy rates and achievable rents for mid-rise multifamily residential use in Springfield, and projects demand for approximately 1,000 or more new units through 2032. Adding an option for multifamily residential would further the goals recommended by the Plan for a mixed-use center and provide opportunities for housing in the Springfield CBC that is walking distance to transit serving the Springfield CBC Commuter Garage. However, the northeastern land bay abuts the I-95 ramp and Old Keane Mill Road and is subject to transportation generated noise and visual impacts. Modifications to the concept plan to help buffer the use from the highway and ramps, provide residential amenities and open spaces

would be necessary to address site constraints and ensure the northeastern land is suitable for residential use. Additionally, land areas immediately to the northeast of the site, south of Old Keene Mill Road, have been accepted into the SSPA process, and combined study with these properties may provide greater opportunities for parcel consolidation, the provision of open spaces, and other considerations.

