



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

SCREENING  
CPN22-SP-004  
Fair Lakes – Argon Plaza

Address/Tax Map Parcels: 12701 Fair Lakes Circle  
Tax Map Parcels 55-2 ((1)) 9A  
Nominator: Plaza Fairfax Office, LLC (DLA Piper LLP (US), agent)  
Supervisor District: Springfield  
Planning Area: Area III  
Planning District/Special Area: Fairfax Center Area, Sub-unit E1  
Acreage: 11.7 acres

Current Plan Map/Text: Baseline: Residential use at 1 dwelling unit per acre (du/ac)  
Overlay: Office mixed-use up to 0.25 Floor Area Ratio (FAR)  
Site-Specific Option: Up to 100k square feet (sf) of hotel or office use in addition to overlay recommendation, subject to conditions.

Nomination: Allow 5-story, 254k sf multifamily residential building in an existing surface parking area, and retain 290k sf office building. The residential building's planned intensity would require conversion of 213k sf of existing unbuilt office potential, as well as an additional 41k sf of planned residential intensity.

Comprehensive Plan Considerations:

The subject site is located on the south side of Fair Lakes Circle, adjacent to Interstate 66 to the south, and just east of Fairfax County Parkway. The site contains the existing 10-story Argon Plaza office building and over 5 acres of surface parking. The site shares two access points onto Fair Lakes Circle with neighboring office and residential uses to the east and west. The nominated parcels are located within Sub-unit E1 of the Comprehensive Plan's Fairfax Center Area Special Planning Area. Sub-unit E1 encompasses the majority of the Fair Lakes development area, located on both sides of Fairfax County Parkway, north of Interstate 66 (I-66), and south of the Greenbrier neighborhood. The area is developed with a mixture of office, residential, retail, hotel, and other uses.

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. Suburban Neighborhoods and Low-Density Residential Areas are located at the periphery of the Suburban Center. Sub-unit E1 (Fair Lakes) represents one of several other main nodes of activity within the Suburban Center. The sub-unit originally developed under an overlay recommendation for office mixed-use development up to .25 FAR, which established a goal of a 2 to 1 split between primary uses (office, hotel and retail) and residential uses, which were to remain secondary. Several additional development options were added to the Plan in the mid-2000s, including a site-specific option on the nominated site for 100k sf of office or hotel use, in addition to the planned overlay intensity. A combination of planned overlay and option intensity was utilized in a 2007 zoning approval (PCA 82-P-069-16) to entitle a 213k sf office building on the site, which was never constructed. The nomination proposes to convert the 213k sf of unbuilt office intensity, as well as 41k sf of additional residential intensity, to develop a 254k sf multifamily residential building on the site. The existing Argon Plaza office building would remain on the site.

In addition to the subject nomination, two other SSPA nominations have been proposed within Sub-unit E1 ([CPN22-SP-001](#) and [CPN22-SP-006](#)), which propose similar Plan flexibility that would allow conversion of planned non-residential use potential to residential use. The three nominations combined could result in conversion of over 1 million sf of currently planned non-residential use potential to residential use, as well as adding over 600k sf of new planned



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residential uses. The cumulative effect of these proposals would fundamentally alter the envisioned mixture of uses for the Fair Lakes area as a whole, which envisions residential as a secondary use. Staff has also received inquiries from other Fair Lakes properties with an interest in residential redevelopment of existing office uses who did not submit nominations for the current SSPA cycle, and there are many other aging office and other non-residential uses within Fair Lakes which could be candidates for redevelopment. Should the nomination be added to the Work Program, a unified study of the planning for the entire Sub-unit would likely be recommended, in order to re-evaluate the desired mix of uses and determine what modifications to the Plan may be appropriate. Other considerations for this particular site include compatibility/integration with neighboring office uses and potential noise impacts of Interstate 66.

