



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

<b>Nomination Number</b>	CPN22-DR-003
<b>Supervisor District</b>	Dranesville
<b>Parcel ID Number(s)</b>	40-1 ((1)) 39
<b>Parcel Address(es)</b>	7600A Leesburg Pike, Falls Church, VA 22043
<b>Nominator</b>	Elm Street Communities, Inc. (Lynne Strobel, Agent/Attorney)
<b>Plan Map Designation</b>	Residential: 5-8 du/ac
<b>Comprehensive Plan Recommendation for Nominated Property</b>	No site-specific text
<b>Proposed Land Use</b>	Residential
<b>Summary of Proposed Comprehensive Plan Change</b>	The Nominator proposes an option to the current Plan text to allow for residential use up to a density of 12-16 du/ac.



**WALSH COLUCCI  
LUBELEY & WALSH PC**

Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@thelandlawyers.com](mailto:lstrobel@thelandlawyers.com)

October 26, 2022

**Via Electronic Submission**

Leanna O'Donnell, Director  
Planning Division  
Fairfax County Department of Planning and Development  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035

Re: Site-Specific Plan Amendment Nomination  
Fairfax County Tax Map Reference: 40-1 ((1)) 39 (the "Property")  
Nominator: Elm Street Communities, Inc.

Dear Ms. O'Donnell:

Please accept this letter as a statement of justification for a Site-Specific Plan Amendment ("SSPA") nomination on the Property. The Property is located north of Leesburg Pike (Route 7), east of its intersection with George C Marshall Drive. The Property is zoned to the C-2 Limited Office District and within the Highway Corridor Overlay District. It is currently developed with a 230,620 square foot office building constructed in 1986.

The Property is located within the McLean Planning District in the M2 Pimmit Community Planning Sector of the Area II Comprehensive Plan (the "Plan"). The Pimmit Community Planning Sector is recommended as a Suburban Neighborhood under the Concept for Future Development, and is developed predominately with single-family residential uses at 2-3 and 3-4 dwelling units per acre ("du/ac"). Commercial and industrial uses are limited to the West Falls Church Transit Station Area east of the Pimmit Community Planning Sector, and on the northeast side of Leesburg Pike. There is no site specific Plan text for the Property, but the Plan map recommends residential development at 5 to 8 du/ac. Tax Map Parcel 39-2 ((1)) 57 ("Parcel 57"), located directly west of the Property is planned for office development, and includes an option for residential use up to a density of 12-16 du/ac.

The Nominator proposes to continue the evolution of the northeastern side of Leesburg Pike with residential development by requesting an option to the current Plan text to allow for residential use up to a density of 12-16 du/ac. The Nominator's proposal will provide a more compatible transition than the existing office building between the commercial uses to remain to the south of the Property and the Pimmit Hills single-family detached residential neighborhood to the north. Infill development is encouraged to be of a compatible use, type and intensity under Land Use Objectives 8 and 14 of the Land Use element of the Policy Plan. The Nominator's proposal is consistent with Objectives 8 and 14 of the Policy Plan as the proposal will be

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compatible in scale with the existing stable, residential character of the area, and will provide adequate buffering and transitions between the nearby commercial development as well as Leesburg Pike and the Pimmit Hills neighborhood. The Nominator anticipates that elements intended to improve the quality of life for residents of the redeveloped site and for adjacent properties, such as open space, landscaping and buffers, will be incorporated into the proposal. Additionally, the Nominator's proposal is comparable in size, massing, and scale to the recently approved residential development on Parcel 57, and the existing residential development across Leesburg Pike. The Property is adjacent to the Tysons-Pimmit Regional Library and proximate to Marshall High School, Tysons Pimmit Park, as well as to retail, religious and medical office uses, which makes the Property an ideal location for residential use given the ample services available to the residents.

A Bus Rapid Transit ("BRT") project is planned for Leesburg Pike. The improvements envisioned with the BRT project will require the widening of Leesburg Pike along the Property's frontage. In addition to the BRT project, the Plan for this area recommends the construction of a future two-lane local road alignment to the west of the Property. The Nominator's proposal does not preclude the implementation of these future transportation improvements.

Residential development in the McLean Planning District is consistent with Fairfax County's goals for providing affordable housing. Specifically, it supports Land Use Objective 3, which states: "Fairfax County should maintain a supply of land sufficient to meet the needs for housing, commercial, industrial, institutional/public services, and recreational and leisure activities to support the Comprehensive Plan." The County's One Fairfax Policy encourages housing policies that result in a full spectrum of housing opportunities across the County, most notably those in mixed-use areas that are accessible to multiple modes of transport so that all who want to live in Fairfax County may do so. The Property will add a housing type that contributes to the diversity of housing and price points in the area. The Property's location adjacent to Leesburg Pike provides accessibility to multiple transit routes.

In addition, the proposal aligns with the Fairfax County Strategic Plan's Housing and Neighborhood Livability section, which states that "reasonably priced housing and healthy, livable communities are critical to ensure a sustained high quality of life for the residents of Fairfax County." Specifically, Neighborhood Livability Strategy 3 encourages mixed-income and diverse types of housing developments on transit routes that meet affordability requirements for a range of income levels, especially units large enough to accommodate families. Furthermore, the Communitywide Housing Strategic Plan seeks to expand housing options in Fairfax County in order to ensure the community remains vibrant and diverse with a strong and resilient economy. The Communitywide Housing Strategic Plan states that the "County must take action to ensure that there is enough housing of the right types and at rents and prices that are affordable to support growth in the County's workforce and broader community, and that current and anticipated housing needs are met." Development of the Property with residential use will create more housing opportunities that support these policies.

Lastly, the proposal is consistent with the Strategic Plan to Facilitate Economic Success. Goal 2 of the Economic Success Plan centers on creating places where people want to be. The

proposal aligns with Goal 2.1, which focuses on planning and development activities around the creation of mixed-use communities that contain employment opportunities, a mix of housing types to accommodate a range of ages and price points, as well as vibrant retail and entertainment options. The proximity of the McLean Community Business Center, the West Falls Church Transit Station Area and Tysons creates employment and entertainment opportunities. In addition, the proposed residential use will support existing retail use along Leesburg Pike.

The Nominator's proposal will address Fairfax County's need for housing and diversify the type of housing in the area. I would appreciate the consideration of this SSPA nomination and its inclusion in the Comprehensive Plan Amendment Work Program for 2023. The proposed development could occur in the near term. It is the Nominator's intent to file a rezoning application for the Property to be reviewed concurrently with the Plan amendment should the Board authorize consideration of the requested nomination.

As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

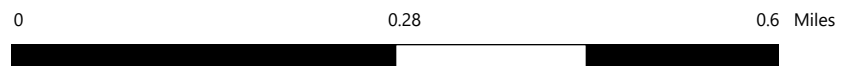
cc: Jim Perry  
David Flanagan  
Stefanie Smith  
Paul Turovsky  
Daniel Guerra  
Aaron Vinson  
Kelly Posusney



# Elm Street Communities, Inc. SSPA Nomination Map



Legend  
Parcels



This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.

Notes:  
Tax Map: 40-1 ((1)) 39  
Address: 7600 Leesburg Pike, Falls Church, VA 22043  
Map produced: 10/20/2022



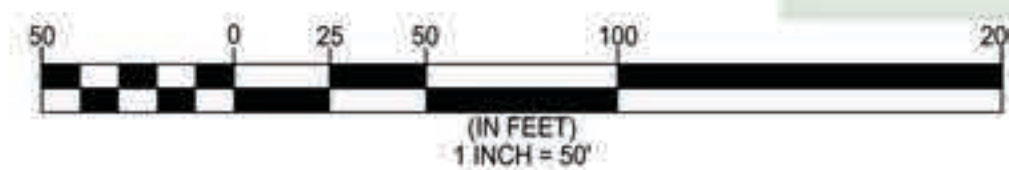
**DEVELOPMENT SUMMARY**

SITE AREA:  
10.16 ACRES

PROPOSED DENSITY:  
12-16 DU/AC

DEVELOPMENT RANGE:  
122-162 UNITS (EXCLUSIVE OF AFFORDABLE HOUSING BONUS)

HEIGHT:  
50 FT MAX.



NOTE: PLAN INFORMATION SHOULD BE CONSIDERED AS APPROXIMATE AS IT HAS BEEN TAKEN FROM RECORD INFORMATION AND IS NOT BASED ON A SURVEY.

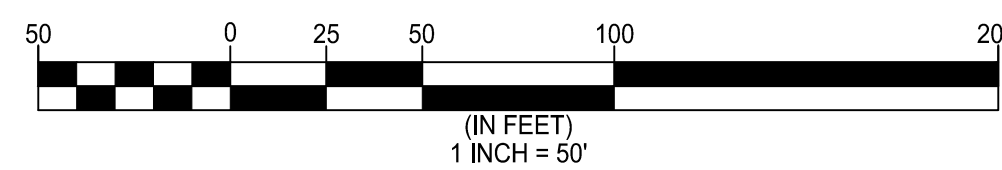
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**CONCEPT PLAN  
7600 LEESBURG PIKE**

PREPARED BY  
**WALTER L. PHILLIPS**  
INCORPORATED

Engineers • Surveyors • Planners  
Landscape Architects • Arborists  
207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 533-1301  
WLPINC.COM

SCALE: 1" = 50'  
DATE: 10/18/2022



NOTE: PLAN INFORMATION SHOULD BE CONSIDERED AS APPROXIMATE AS IT HAS BEEN TAKEN FROM RECORD INFORMATION AND IS NOT BASED ON A SURVEY.  
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**CONTEXT EXHIBIT**  
**7600 LEESBURG PIKE**

PREPARED BY  
**WALTER L. PHILLIPS**  
 INCORPORATED ESTABLISHED 1945  
 Engineers • Surveyors • Planners  
 Landscape Architects • Arborists  
 207 PARK AVENUE  
 FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6153 Fax (703) 533-1301  
 WLPINC.com

SCALE: 1" = 50'  
 DATE: 10/24/2022

**Statement of Consent by Property Owner**

October 25, 2022

Leanna O'Donnell, Director  
Planning Division  
Fairfax County Department of Planning and Development  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035


Re: Consent to File Nomination for Site-Specific Plan Amendment  
Subject Property: Tax Map Parcel 40-1 ((1)) 39  
Nominator: Elm Street Communities, Inc.

Dear Ms. O'Donnell:

I am the authorized representative of the title owner of the property located at 7600A Leesburg Pike, Virginia 22043, and also identified among the tax assessment records as 40-1 ((1)) 39 (the "Subject Property"). The Subject Property is being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the Subject Property being submitted for consideration. Furthermore, I understand the expectations for the process and am willing to participate in the review, analysis, and community engagement, as needed.

Very truly yours,

TNREF III 7600 Leesburg Pike LLC

By:   
Name: Paul R. Turovsky  
Title: Chief Executive Officer and President

TNREF III 7600 Leesburg Pike LLC  
c/o True North Management Group  
225 High Ridge Road, Suite 120 East  
Stamford, CT 06905  
[pturovsky@tninvestors.com](mailto:pturovsky@tninvestors.com) (e-mail)  
917-940-6453 (telephone number)



October 25, 2022

Leanna O'Donnell, Director  
Fairfax County Department of Planning and Development  
Planning Division  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035

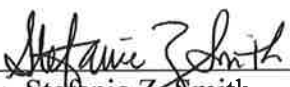
Re: Agent Authorization to File Nomination for Site-Specific Plan Amendment  
Subject Property: Tax Map Parcels 40-1 ((1)) 39  
Nominator: Elm Street Communities, Inc.

Dear Ms. O'Donnell:

As an authorized representative of the Nominator, I hereby authorize Walsh, Colucci, Lubeley & Walsh, P.C. to nominate the Subject Property for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. The Nominator further designates Walsh, Colucci, Lubeley & Walsh, P.C. to be the Nominator's designated agent/attorney and point of contact for this nomination. Furthermore, the Nominator understands the expectations for the process and is willing to participate in the review, analysis, and community engagement, as needed.

Very truly yours,

ELM STREET COMMUNITIES, INC.

By:   
Name: Stefanie Z. Smith  
Title: Vice President

Elm Street Communities, Inc.  
1355 Beverly Road, Suite 240  
McLean, Virginia 22101  
[ssmith@elmstreetdev.com](mailto:ssmith@elmstreetdev.com)  
(703) 734-9730

## **M2 PIMMIT COMMUNITY PLANNING SECTOR**

### **CHARACTER**

The Pimmit Community Planning Sector is located to the north of the City of Falls Church, and is generally bounded by Magarity Road, the Dulles Airport Access Road and Dulles Toll Road (DAAR, Route 267), Interstate 66 (I-66), and Leesburg Pike (Route 7). The planning sector includes the West Falls Church Transit Station Area (TSA). Plan recommendations for the West Falls Church TSA area can be found in a previous section of the McLean Planning District text, following the McLean Community Business Center (CBC) section.

Outside of the West Falls Church TSA, the planning sector consists primarily of stable, single-family detached residential neighborhoods. Commercial activities are limited, with neighborhood-serving retail and office uses located along Leesburg Pike in the western portion of the planning sector. Multifamily residential units are present along Leesburg Pike near the commercial uses.

Sandstone markers were erected in 1791 when the boundaries of the District of Columbia were first determined. The original area of the District was ten miles square, and 40 markers were placed on one-mile intervals along the boundary. There are seven boundary stones in Fairfax County, one being located within this planning sector. These stones are listed in the Fairfax County Inventory of Historic Sites, the Virginia Landmarks Register and the National Register of Historic Places. A list and map of heritage resources are included in the McLean Planning District Overview section, Figures 3 and 4.

Generally this planning sector is developed and has few areas of undisturbed space. However, in the residential neighborhood of Pimmit Hills, prehistoric artifacts in excess of 2,000 years old have been reported. Therefore, it is possible that significant heritage resources can be found elsewhere within this planning sector. The Pimmit Hills neighborhood represents one of the early post-World War II Veterans Administration financed housing communities.

### **CONCEPT FOR FUTURE DEVELOPMENT**

Most of this sector is recommended as Suburban Neighborhoods under the Concept for Future Development. It contains predominantly single-family residential uses at 2-3 and 3-4 dwelling units per acre. Commercial and institutional uses are limited to the West Falls Church Transit Station Area and the already developed northeast side of Leesburg Pike.

### **RECOMMENDATIONS**

#### Land Use

The West Falls Church Transit Station Area is located in this planning sector. Recommendations for this area are found in the section of the Plan entitled “West Falls Church Transit Station Area.”

The Pimmit sector is largely developed as single-family residential neighborhoods. Infill development in that sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will

provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 41 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. To preserve the stable residential portions of the sector, infill should be residential in nature and compatible with existing development. Specifically,
  - a. Low density residential infill should be continued northwest of Idylwood Road, between Leesburg Pike and Great Falls Street, to preserve the character of the neighborhood, which is planned for development at 2-3 dwelling units per acre. [Not shown]
  - b. The single-family residences with access to Leesburg Pike, adjacent to the Reddfield community and northwest of Idylwood Road, are planned for residential use at 2-3 dwelling units per acre. A service road should connect to Idylwood Road as far away from Leesburg Pike as possible (see Figure 42). Buffering should be included along Leesburg Pike as well as between new development and the Reddfield community. [Not shown]
2. The area located southeast of Idylwood Road, west of the Dulles Airport Access Road and north of the West Falls Church Transit Station Area, is planned for 2-3 dwelling units per acre with the exception of Mount Royal Park which is located to the west of the single-family housing. The single-family dwellings should have landscaped buffering from noise and nonresidential uses with appropriate pedestrian and vehicular access.
3. Tax Map Parcel 39-2 ((1)) 57 is planned and developed with office use. As an option, residential use up to a density of 12-16 du/ac with single-family attached or stacked townhouses may be appropriate if the following conditions are met:
  - Building heights do not exceed four stories, including any optional features such as lofts or accessways to rooftop level decks or terrace;
  - A system of high-quality, well-designed, and attractive open space and site amenities is provided to adequately serve needs for recreation, tree preservation and buffering for adjacent homes in a well-designed network of green spaces distributed throughout the site;
  - Active open space area(s) is provided as an integral and publicly accessible feature of the site. This space should be usable, well-designed, and attractive while allowing for a variety of amenities such as flexible community gathering space, natural and landscaped gardens, adequate space for outdoor seating, and active recreation facilities that are appropriate to a residential neighborhood context. These areas should be accessible by an internal pedestrian “loop” or similar network of well-connected trails and walkways that are also linked to external paths providing safe and convenient access to residences from the adjacent community;

- Visual impacts to the adjacent residential neighborhood are minimized through site and building design, effective landscaped screening buffers and appropriate barriers;
- Existing healthy and mature trees are preserved in areas adjoining property boundaries to the greatest extent possible and land disturbing activities managed to minimize the risk for damaging trees in buffer areas and adjacent open areas, in consultation with the Fairfax County Urban Forest Management Division. Buffer areas should be supplemented with appropriate evergreen deciduous, and understory vegetation, to provide year-round visual screening to adjacent residences as well as to improve the general effectiveness of existing vegetation;
- Provide stormwater management controls above the minimum standards to the greatest extent possible to reduce runoff to good forested conditions; provide for an adequate outfall as informed by the Middle Potomac Watershed Plan; and to help mitigate downstream flooding;
- The existing office building has potential to be a significant resource due to its award-winning design. Prior to demolition, documentation should be provided for the building. The specific type of documentation should be coordinated with county heritage resources staff;
- The widening of Leesburg Pike, from four to six lanes to accommodate Bus Rapid Transit and a potential station, needs to also accommodate pedestrian and bicycle facilities. Pedestrian and bicycle connections should be safely accommodated to enhance connectivity from the site to adjacent properties. Supportive active transportation facilities, should also be considered;
- Public transit facilities, such as bus stops, are accessible from the site via paved walkways that should be lighted for safety and security;
- Access to Leesburg Pike is consolidated to the extent possible due to the planned Bus Rapid Transit System; careful consideration should be given to access that enhances site circulation and multimodal mobility.

### Transportation

Transportation recommendations for this sector are shown on Figure 42. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

Heritage Resources

The Pimmit Hills neighborhood should be evaluated for inclusion in the Inventory of Historic Sites. It is located east of Margarity Road between Leesburg Pike and DAAR.

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.

Public Facilities

1. Expand the Tysons-Pimmit Regional Library.

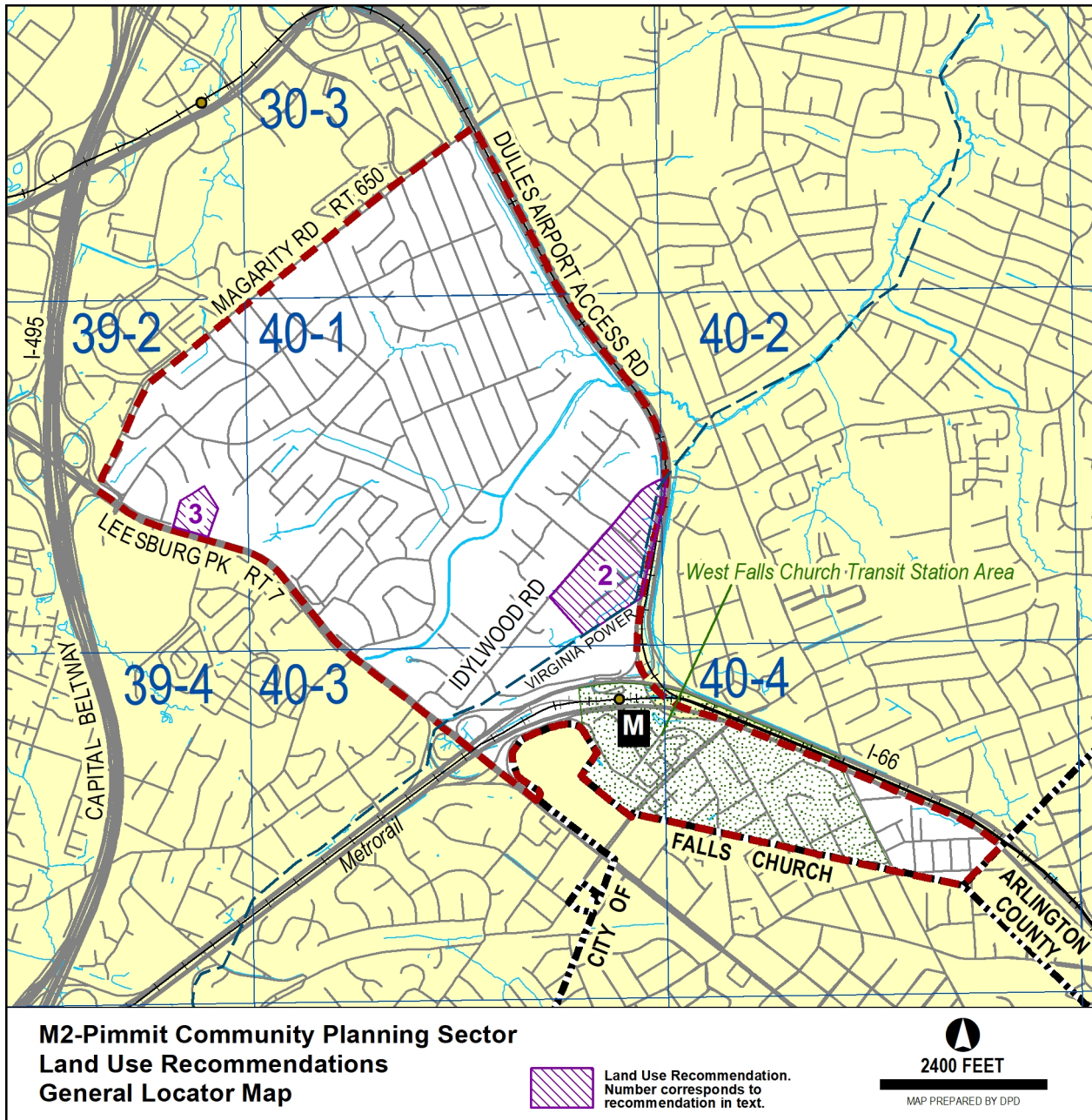
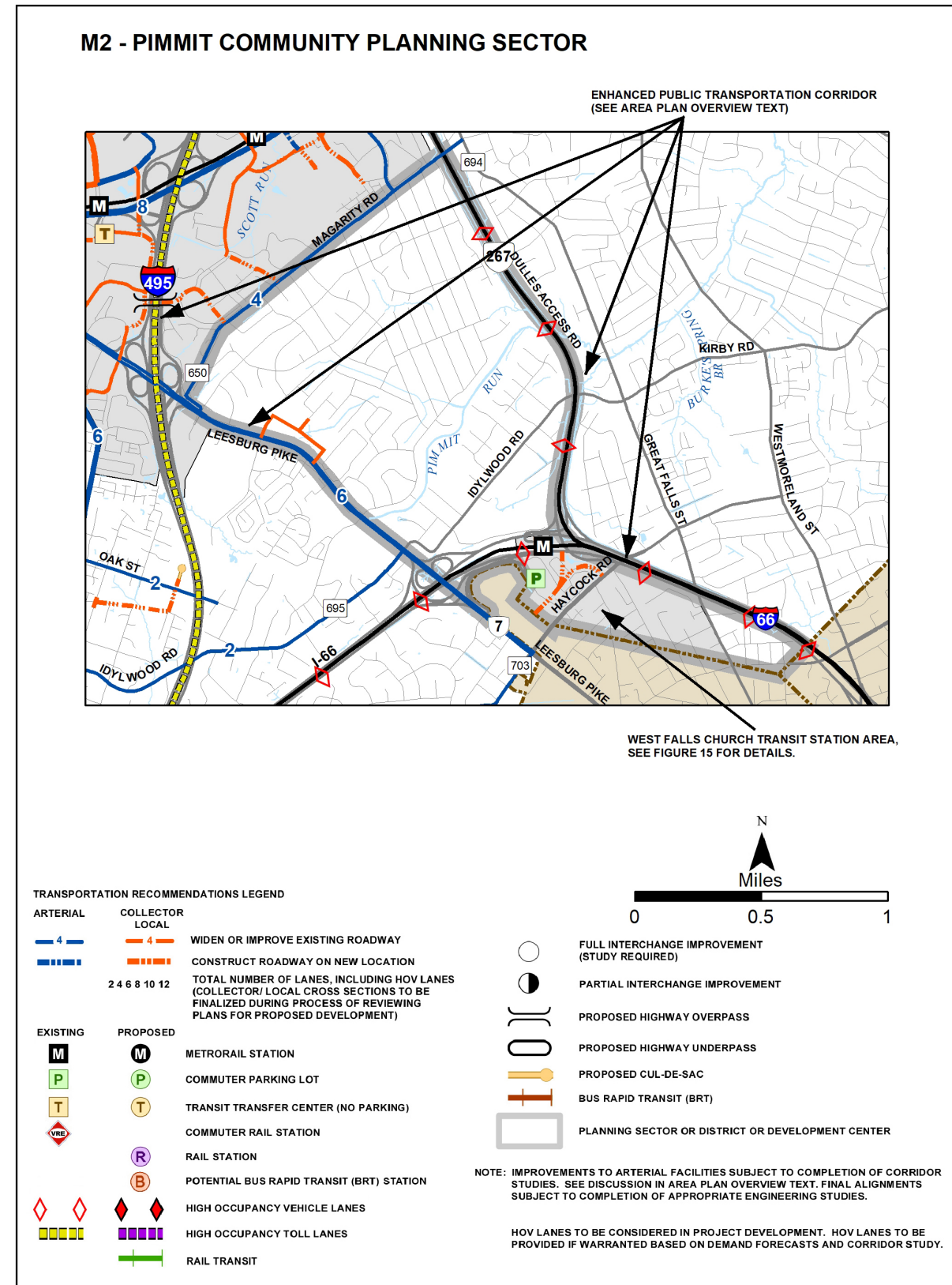


FIGURE 41



TRANSPORTATION RECOMMENDATIONS

FIGURE 42

Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 43. The column “Park Classification” includes existing park facilities. The “Recommendations” column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

Trails and Bicycle Facilities

Trails planned for this sector are delineated on the 1”:4,000’ Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available from the Department of Transportation. Trails in this sector are an integral part of the overall county system. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the county at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. Specific construction requirements are detailed in the Public Facilities Manual.

Bicycle Facilities for this sector are delineated on the 1”:4000’ Countywide Bicycle Network Map which is referenced as Figure 3 in the Transportation element of the Policy Plan and is available from the Department of Transportation.



**FIGURE 43**  
**PARKS AND RECREATION RECOMMENDATIONS**  
**SECTOR M2**

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PARK CLASSIFICATION	RECOMMENDATIONS
<b>NEIGHBORHOOD PARKS:</b>	
Fisher Griffith Lemon Road Lisle Mt. Royal Pimmit Hills Pimmit View Tysons/Pimmit	Complete development of existing parks where needed in accordance with master plans.  Incorporate an urban park into development of the West Falls Church Transit Station Area (TSA).  Provide Neighborhood Park facilities accessible to the existing residential areas as part of new residential development planned for TSA.
<b>COMMUNITY PARKS:</b>	
Westgate  Olney	Initiate an interagency coordination effort to optimize active recreation opportunities for local residents at the City of Falls Church Park and School properties adjacent to the TSA.
<b>DISTRICT PARKS:</b>	
	This sector lies within the service area of Jefferson District Park to the south and Lewinsville District Park north of I-66.
<b>COUNTYWIDE PARKS:</b>	
Scotts Run Stream Valley  Pimmit Run Stream Valley	Seek conservation/trail easements to protect Pimmit Run Stream Valley and facilitate completion of trails system.

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