



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-LE-002
Supervisor District	Lee
Parcel ID Number(s)	81-3 ((5)) 10
Parcel Address(es)	6320 Grovedale Dr., Alexandria, VA 22310
Nominator	Zachary G. Williams
Plan Map Designation	Office
Comprehensive Plan Recommendation for Nominated Property	Transitional low-rise or townhouse-style office use up to .35 FAR is planned for Tax Map 81-3((5))9, 10, 10A, ((34)), and ((38)) along Grovedale Drive provided the following conditions are met: • Substantial consolidation of the parcels to effect a coordinated, attractive and well-designed development. Such development should be designed to be compatible with the surrounding residential community and no direct access should be provided to Beulah Street; and • Landscaped screening should be provided in the buffer zone for those properties surrounding the subject property. This includes the Georgetown Woods townhouse development on Gildar Street and the low density neighborhood across Beulah Street. The landscaped screening should contain an effective mixture of shrubs and trees together with a fence of at least six feet in height between the planned office and existing townhouse development. Such fence should be placed on the inside edge of the buffer zone.
Proposed Land Use	Institutional
Summary of Proposed Comprehensive Plan Change	Given the changing office market due to the pandemic and other factors, the Applicant now seeks to amend the Comprehensive Plan and proffers to allow flexibility to develop a childcare center on the Property with up to 140 to 160 children. The proposed childcare center will contain two stories and a GFA of 9,000 s.f. The childcare center would contain one play area, located at ground level at the rear of the site. A childcare center is a permitted use in the C-2 zoning district and would otherwise be permitted on the Property if not for use restrictions in the proffers.

October 26, 2022

T 202.344.4369
F 202.344.8300
ZGWilliams@Venable.com

Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, 7th Floor
Fairfax, VA 22035

Re: SSPA Nomination for 6320 Grovedale Drive

Dear Fairfax County Department of Planning and Development:

On behalf of the Ramada Family LLC (the “Applicant”), please accept this letter as our statement of justification for the Applicant’s nomination for the 2022-2023 Site Specific Plan Amendment Process for the above-referenced property located at 6320 Grovedale Drive, Alexandria, VA 22310 (Tax Map: 0813 05 0010) (the “Property”). The purpose of this application is to establish a childcare center on the Property.

Background of the Property

The Property is comprised of one tax parcel located on Grovedale Drive, which connects Franconia Road to the north and Beulah Street to the south. The Property is in the Springfield Planning District, and Franconia Supervisor District. In 2010, the Property was rezoned to C-2 / HC per RZ 2006-LE-010 and is occupied by a single-family home. The proffers and associated development plan associated with RZ 2006-LE-010 restrict the development of the Property to a two-story building with approximately 9,000 s.f. of GFA and an overall FAR of 0.22. The Proffers further restrict the uses on the Property to office use with related accessory uses.

The Proposed Flexibility to Allow a Child Care Use

The Property is located within the Beulah Community Planning Sector of the Springfield Planning District. The Comprehensive Plan states that transitional low-rise or townhouse-style office use up to .35 FAR is planned for Tax Map 81-3((5))9, 10, 10A, ((34)), and ((38)) along Grovedale Drive contingent on consolidation of parcels and landscaped screening is provided.

Given the changing office market due to the pandemic and other factors, the Applicant now seeks to amend the Comprehensive Plan and proffers to allow flexibility to develop a childcare center on the Property with up to 140 to 160 children. The proposed childcare center will contain two stories and a GFA of 9,000 s.f. The childcare center would contain one play area, located at

October 26, 2022

Page 2

ground level at the rear of the site. A childcare center is a permitted use in the C-2 zoning district and would otherwise be permitted on the Property if not for use restrictions in the proffers.

The proposed flexibility to allow a child care use is in harmony with the neighborhood and surrounding properties. All of the properties in the vicinity of the Property on Grovedale Drive west of Beulah Street are improved with educational, child care, commercial, retail, and religious uses. A KinderCare childcare center is located directly across the street from the Property. Huntington Learning Center and the Center for Autism and Related Disorders are located on the properties directly to the south of the Property. Spring Hill Academy and the Bangla School are located to the north of the Property.

County Plan Objectives

Appendix 3 of the Policy Plan states that given the increasing need for high-quality childcare facilities in the County, such facilities should be encouraged throughout the County. The proposed childcare center nomination will meet the criteria of Appendix 3. Further, Policy Plan objectives 8 and 14, which apply to the Property, support a childcare center as infill development that is of compatible use, and density/intensity, and that will not have adverse impacts on public facility and transportation systems, the environment and the surrounding community. A childcare center is an appropriate and needed infill use in this area. Considering the loosening of Covid restrictions and the return to work, childcare is again a major need and community interest in the region. Though the Comprehensive Plan calls for transitional low-rise or townhouse style office use up to .35 FAR, as more people work remotely from various spaces and locations, there is a decreasing demand for office uses and increasing demand for childcare.

Further, this nomination aligns with the County's Strategic Plan under the Economic Opportunity section regarding proposed strategies to improve access to employment. Access to childcare is a current barrier in the County and providing more childcare centers is an opportunity to address this need. Childcare is again referenced in regard to uses that support and build a strong workforce and support competitive skills attainment for residents. Childcare is considered a "key employment support" for the County's workforce.

EO 2: Focus efforts on removing barriers such as lack of affordable housing, childcare and transportation that limit participation in the workforce and employment-related programs.

EO16: Leverage the county's position as a large employer to build a diverse, representative workforce, continually developing the skills of existing employees; increasing internships and other work-based learning opportunities for youth; and providing access to key employment supports such as affordable housing, childcare, and transportation.

October 26, 2022

Page 3

Moreover, the One Fairfax Policy considers education as an area of focus to promote equity. It promotes “[a]n early childhood education system that ensures all children enter kindergarten at their optimal developmental level with equitable opportunity for success.” Providing access to childcare is an opportunity for children to enter kindergarten at their optimal developmental level. The County’s Economic Success Plan highlights education and childcare as Goal 5: Achieve Economic Success through Education and Social Equity. Goal 5.1. A. is to expand access to quality early childcare and Pre-K education for all. This proposal to allow childcare on the Property aligns with this goal.

Next Steps

The next steps for this proposal will include a development application and the necessary permits leading to construction. Should you have any questions or comments on this application, please do not hesitate to contact me at 202-344-4369 or at zgwilliams@venable.com.

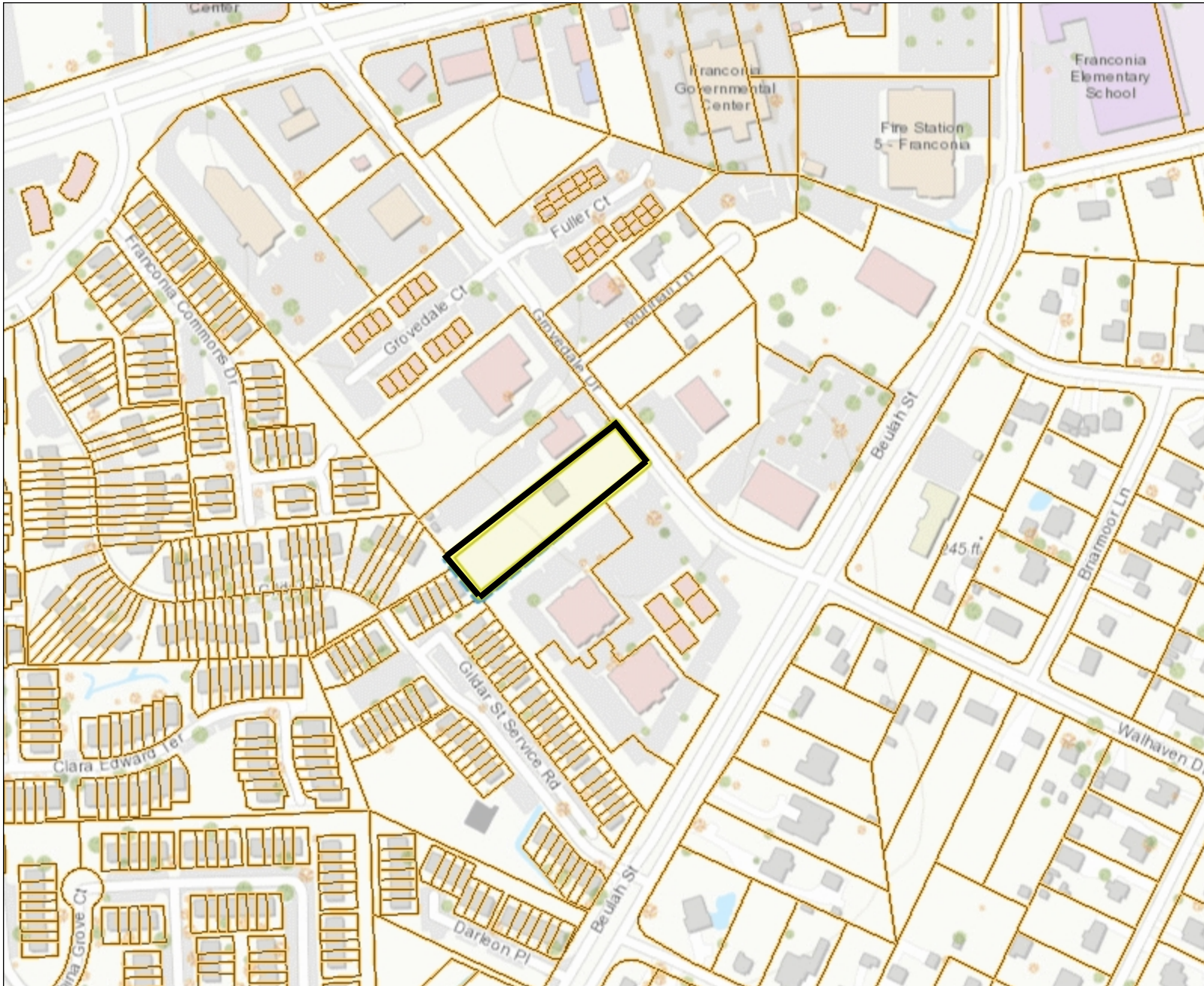
Sincerely,



Zachary G. Williams



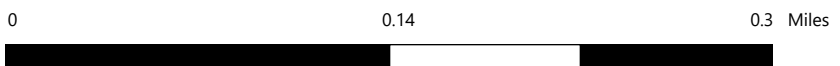
Map Title: 6320 Grovedale Drive, Alexandria, VA 22310



Legend

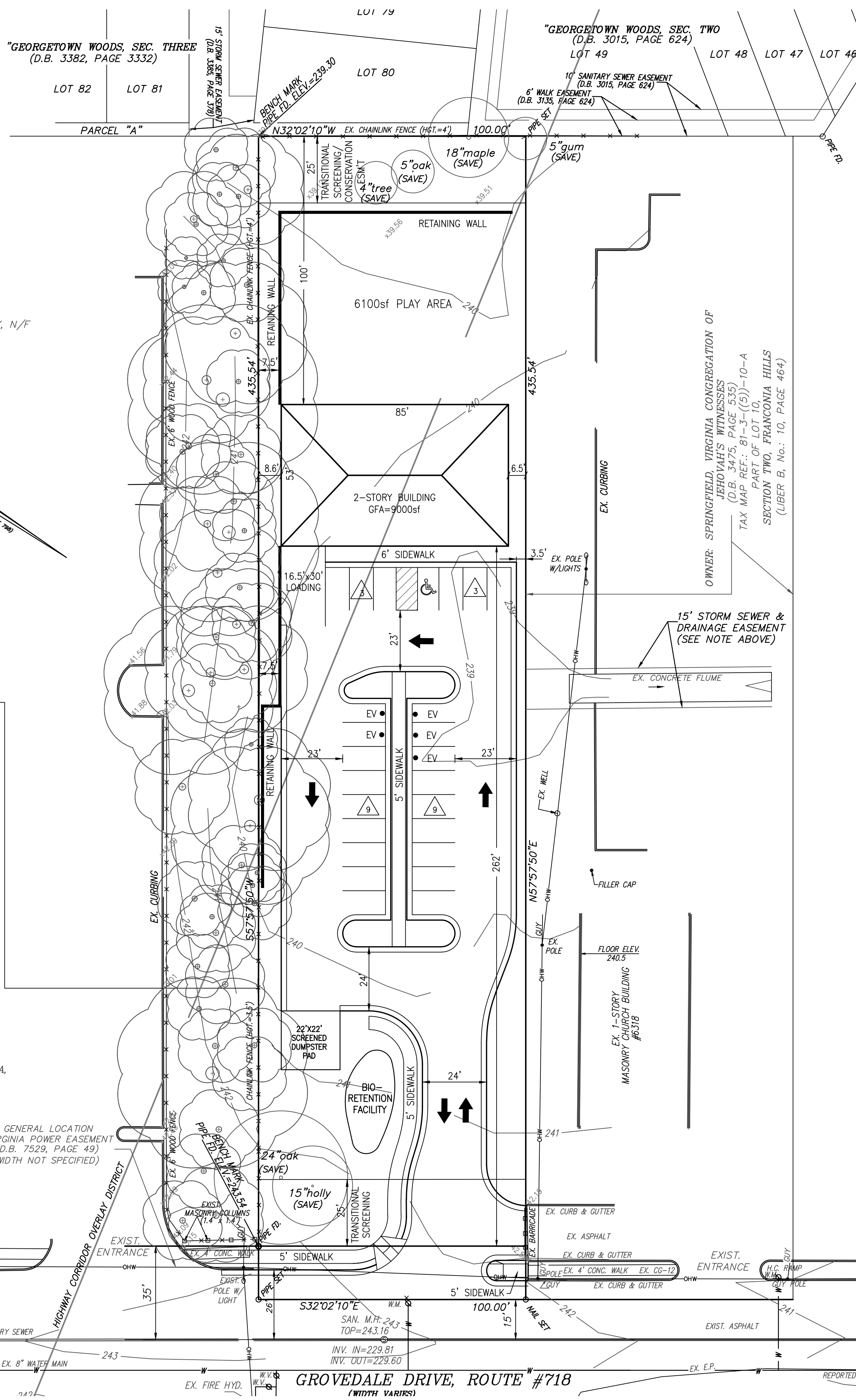
- Parcels

Notes:



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

Map produced: 10/3/2022



GROVEDALE OFFICE CENTER, LOT 1
OWNER: GBI GROVEDALE LIMITED COMPANY, N/F
(D.B. 12386, PAGE 126)

THE COURTYARDS OF ALEXANDRIA,
A CONDOMINIUM, PHASE 1
(D.B. 7600, PAGE 483)

GENERAL LOCATION
VIRGINIA POWER EASEMENT
(D.B. 7529, PAGE 49)
(WIDTH NOT SPECIFIED)

OWNER: SPRINGFIELD, VIRGINIA CONGREGATION OF
JEHOVAH'S WITNESSES
(D.B. 3475, PAGE 535)
TAX MAP REF.: 81-3-(5)-10-A
PART OF LOT 10,
SECTION TWO, FRANCONIA HILLS
(LIBER B, No. 10, PAGE 464)

GROVEDALE DRIVE, ROUTE #718
(WIDTH VARIES)

Property Owner Consent Letter

October 3, 2022

Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, 7th Floor
Fairfax, VA 22035

Re: SSPA Nomination for 6320 Grovedale Drive

To Whom it May Concern:

I am the owner of the property located at 6320 Grovedale Drive, Alexandria, VA 22310 (Tax Map: 0813 05 0010), which is being nominated for a Comprehensive Plan land use change as a part of the 2022-2023 Site Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the 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.

I do hereby authorize Zachary G. Williams (Venable LLP) to act as agent in the furtherance of this nomination and all related applications on the Property.

Sincerely,

Ramada Family LLC

By: 

Dr. Antonio Ramada

Phone: 703 4728115

Email: sebastian.ramada@gmail.com

S9 BEULAH COMMUNITY PLANNING SECTOR

CHARACTER

The Beulah Community Planning Sector is located south of Franconia Road between the CSX railroad right-of-way and Beulah Street. The planning sector consists of low and medium density residential uses in addition to commercial and industrial uses. At the northeast tip of the planning sector, there is a concentration of commercial, institutional, and public uses as well as residences. A small industrial area is located west of Fleet Drive.

The planning sector contains older neighborhoods and some open space. Such areas have a high potential for heritage resources. Of particular interest are the older neighborhoods along Beulah Street and north of Fleet Drive. The Olivet Episcopal Church, built in 1893, is located at the intersection of Beulah Street and Franconia Road. The church is a significant heritage resource listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Springfield Planning District Overview section, Figures 3 and 4. Additional historic sites in this sector are also included in the inventory.

CONCEPT FOR FUTURE DEVELOPMENT

The Beulah Community Planning Sector is recommended to develop as Suburban Neighborhoods under the Concept for Future Development.

RECOMMENDATIONS

Land Use

The Beulah Planning Sector contains stable residential neighborhoods. Infill development should be of a compatible use, type, and density and 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.

The area bounded by Franconia Road on the north, and Beulah Street and Grovedale Drive on the east and west, respectively, should develop as the community focal point for the greater Franconia area. A cluster of public facilities (including the Franconia Government Center), community-serving office and retail uses, and the historic Olivet Episcopal Church are located here. Compatible redevelopment along with an urban park will help establish this area as a community focal point and complement the function of this area as a location for community activities and interaction.

Figure 37 indicates the geographic location of land use recommendations for this sector.

1. Tax Map parcel 91-1((1))11C has been dedicated to the county for open space. The development potential associated with this parcel was transferred to other properties in

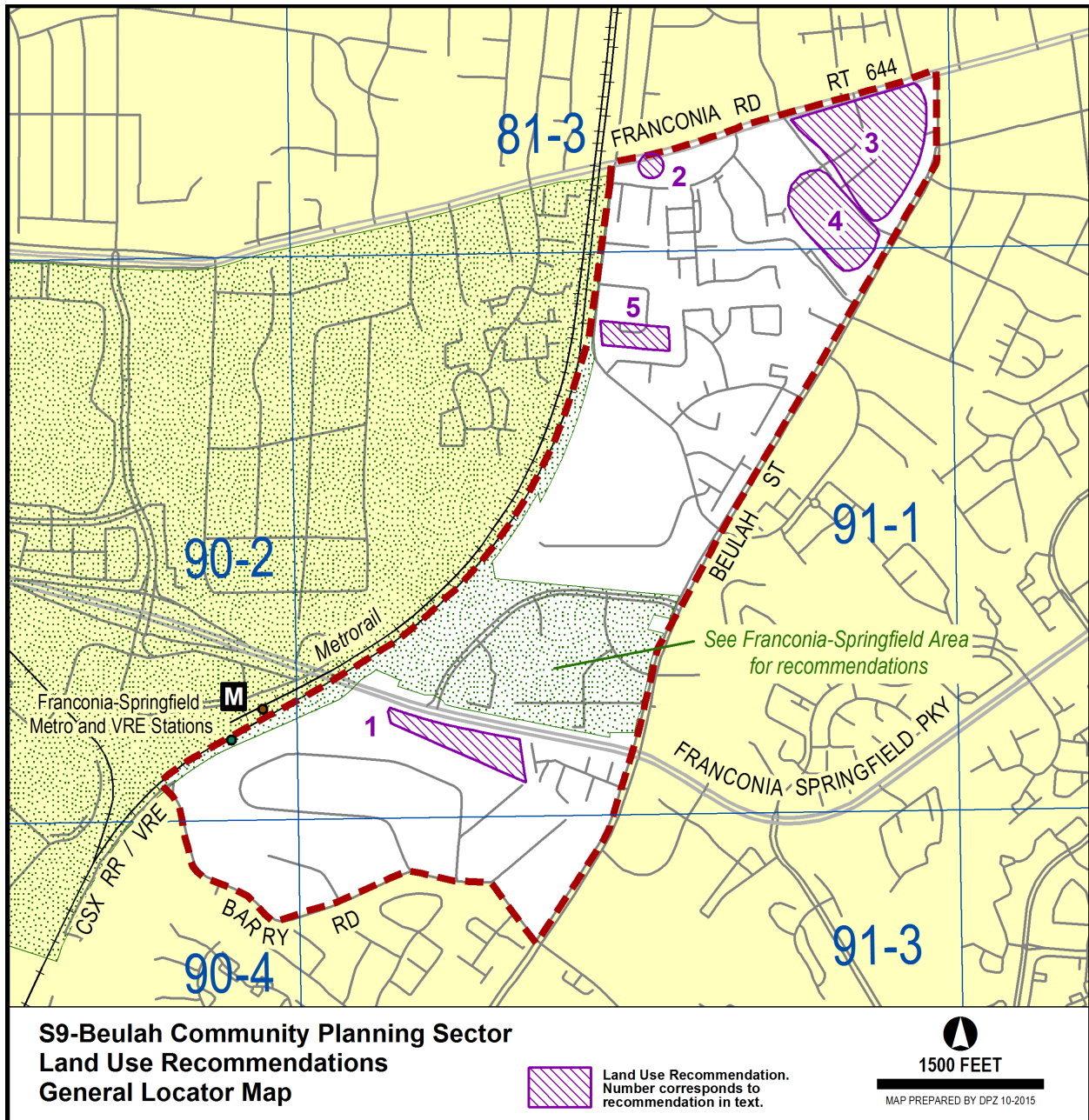


FIGURE 37

Land Unit S of the Franconia-Springfield Area, on the north side of the Franconia-Springfield Parkway.

2. Low-rise office development up to .35 FAR is planned for the vacant parcels between old and new Franconia Roads, immediately east of the CSX Railroad right-of-way, with buffering to the new roadway and access from Old Franconia Road.
3. Within the Franconia Road, Beulah Street, and Grovedale Drive triangle, the area located south and west of both the Franconia Fire Station and the Franconia Government Center is planned for low intensity office use. Neighborhood-serving retail use up to .25 FAR is planned along Franconia Road. In order to develop either office or retail uses in the area, the following conditions should be met:
 - Substantial parcel consolidation and a coordinated development plan that reflects a superior site layout and architectural design should be an element of any development proposal;
 - The visual impact of any proposed development on the adjacent stable, low density residential neighborhood to the east should be screened by using substantial landscaping, berms, and other effective and aesthetic screening techniques. No commercial uses should directly front on Beulah Street;
 - A field survey should be conducted prior to final design plans and, if significant historic resources are found, appropriate preservation measures should be incorporated into the design phase;
 - Development should be designed to retain as many of the indigenous hardwood trees as possible. Pedestrian-oriented open space areas, such as an easily accessible urban park, should be incorporated as an element of the development plan; and
 - Roadway improvements necessary to ensure an acceptable level of service within the area affected by the development should be provided. The design of the internal circulation pattern and the location of related access points should be planned to minimize the traffic impact on the adjacent residential area.

Parcel 81-3((5))13 on Grovedale Drive, may also be appropriate for retail use up to .25 FAR.

4. Transitional low-rise or townhouse-style office use up to .35 FAR is planned for Tax Map 81-3((5))9, 10, 10A, ((34)), and ((38)) along Grovedale Drive provided the following conditions are met:
 - Substantial consolidation of the parcels to effect a coordinated, attractive and well-designed development. Such development should be designed to be compatible with the surrounding residential community and no direct access should be provided to Beulah Street; and
 - Landscaped screening should be provided in the buffer zone for those properties surrounding the subject property. This includes the Georgetown Woods townhouse development on Gildar Street and the low density neighborhood across Beulah Street.

The landscaped screening should contain an effective mixture of shrubs and trees together with a fence of at least six feet in height between the planned office and existing townhouse development. Such fence should be placed on the inside edge of the buffer zone.

5. The portion of the Shirley Park neighborhood located between Wills Street and the Franconia Commons townhouses (Tax Map 91-1((1))41 and 41A) is planned for single-family, residential use at 3-4 dwelling units per acre. In order to develop above the low end of the density range, the following conditions should be met:
 - A coordinated development should be oriented toward the Shirley Park community;
 - To reduce additional access points along Fleet Drive, the roadway connecting to the site should be via Wills Street;
 - Every effort should be made to preserve existing stands of trees. In particular, vegetative cover located in the vicinity of the adjacent Franconia Commons townhouses should be retained for buffer purposes; and
 - Measures to mitigate traffic and railroad related noise should be implemented in conjunction with development of this site.

As an option to residential development, the heavily wooded southern portion of the Shirley Park Area planned for residential use at 3-4 dwelling units per acre (Tax Map 91-1((1))41 and 41A) is considered appropriate for passive recreation and private open space uses. If this option is implemented, the preservation of quality vegetative cover should be assured through the execution of an appropriate protective easement.

Transportation

Transportation recommendations for this sector are shown on Figure 38. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figure shows 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

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.