



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

<b>Nomination Number</b>	CPN22-LE-003
<b>Supervisor District</b>	Lee
<b>Parcel ID Number(s)</b>	81-3 ((5)) 15A, 15B, 15C, 17C, and 17D
<b>Parcel Address(es)</b>	6320, 6321, 6325 Munhall Lane, 6412 and 6400 Beulah Street, Alexandria, VA 22310
<b>Nominator</b>	CIA-Beulah Street LLC (Lynne Strobel, Agent/Attorney)
<b>Plan Map Designation</b>	Office
<b>Comprehensive Plan Recommendation for Nominated Property</b>	Low intensity office use
<b>Proposed Land Use</b>	Residential
<b>Summary of Proposed Comprehensive Plan Change</b>	Option for residential use up to 12 dwelling units per acre exclusive of affordable and workforce housing.



**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: 81-3 ((5)) 15A, 15B, 15C, 17C and 17D  
(the "Property")  
Nominator: CIA-Beulah Street LLC

Dear Ms. O'Donnell:

Please accept this letter as a statement of justification for a Site-Specific Plan Amendment ("SSPA") nomination on the Property. Located in the northwest quadrant of Beulah Street and Grovedale Drive, the Property is zoned to the R-1, C-2, and C-5 Districts. A majority of the Property is located in the Highway Corridor Overlay District (HC). According to the tax assessment records, existing improvements on the Property consist of a single-family home constructed on Parcel 15A; office buildings supported by surface parking located on Parcels 17C and 17D; with Parcels 15B and 15C remaining vacant.

The Property is located within the S-9 Beulah Community Planning Sector in the Springfield Planning District in the Area IV Comprehensive Plan (the "Plan"). The Plan describes the Beulah Street Community Planning Sector as developed with low and medium density residential uses in addition to commercial and industrial uses. Specifically, the Property is part of an area described in the Plan as located 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 a .25 FAR is planned along Franconia Road. The Plan includes a number of conditions to achieve either office or retail uses in the area. Fairfax County solicited proposals earlier this year for development of the Franconia Government Center with affordable and workforce housing.

The Nominator proposes residential development consisting of multi-family and single-family attached residential units. The proposal will complement existing uses along Beulah Street and serve as a transitional use to more intense development that is located along Franconia

**ATTORNEYS AT LAW**

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Road. In addition, residential development will be compatible with the anticipated residential use on the redeveloped Franconia Government Center. The Nominator proposes an option to the Plan text to allow for residential use up to 12 dwelling units per acre on the Property, exclusive of affordable and workforce dwelling units.

The Property is located within the Beulah Community Planning Sector which is recommended to develop as Suburban Neighborhoods under the Concept for Future Development. The Plan suggests that the predominate residential character of the area should be maintained by promoting compatible land uses and land use intensity. Neighborhood stability is further promoted through sound planning principles addressing appropriate transitions between adjoining land uses. Infill development is intended to integrate with the existing character of the area in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14. The Nominator's proposal is compatible with surrounding land uses in terms of size, massing, and scale. Existing infrastructure will support the proposed residential use and connectivity will be provided through trails and sidewalks. The proposed development will integrate with the existing character of the area and support the existing and planned mix of uses in the larger area, including the Franconia Government Center.

Residential development in Suburban Neighborhoods is consistent with Fairfax County's goals for providing 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." In addition, 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-used areas that are accessible to multiple modes of transport so that all who want to live in Fairfax County may do so. The proposed development of the Property will add housing types that contribute to the diversity of housing and price points in the area. The Property's proximity to the Springfield Town Center and the Franconia-Springfield Transit Station Area provides accessibility to employment opportunities, retail, services, and 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. The Nominator's proposal expands housing options in Fairfax County that will support growth in the County's workforce and the broader community. The development of the Property with residential use will create housing opportunities that will be complementary to the mix of existing and planned uses in the area. The existing commercial uses on Franconia Road include retail, eating establishments, and services that will support the proposing housing. Numerous transit routes are located on Franconia Road to facilitate access to employment and services.

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 Franconia-Springfield Transit Station Area, including the Springfield Town Center, creates employment opportunities. In addition, the proposed residential use will support existing proximate retail uses on Franconia Road and ensure their continued success.

The Nominator's proposal will address Fairfax County's need for housing and diversify the type of housing in the area. The proposed use is complementary to surrounding existing and planned uses, as well as completes a pattern of mixed-use development proximate to Franconia Road. 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.

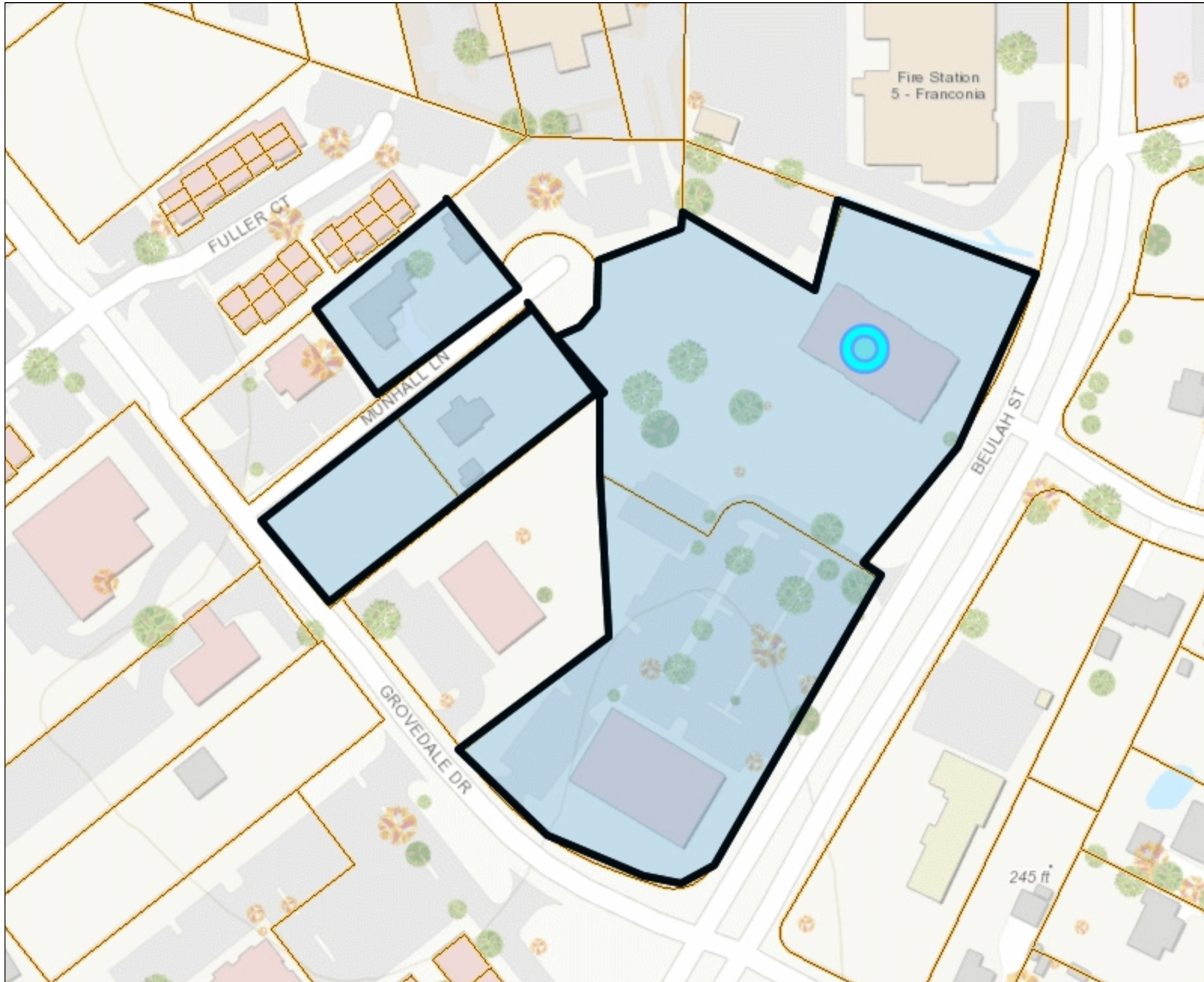


Lynne J. Strobel

cc: Steve Bannister  
Aaron Vinson  
Monica Hawkins



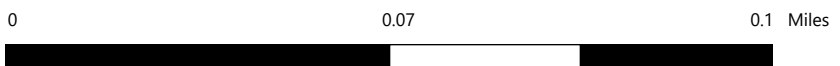
# SSPA Nomination Map



**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: 10/26/2022



### ZONING TABULATION

EXISTING ZONE: C-2  
 PROPOSED ZONE: PDH-12  
 SITE AREA: ±281,570 SF OR ±6.46 ACRES

	REQUIRED	PROPOSED
MINIMUM DISTRICT SIZE	2 ACRES	±6.46 ACRES
MINIMUM LOT AREA	NONE	NONE (MIN. 200 SF PRIVACY YARD) *
MINIMUM LOT WIDTH	NONE	MIN. ±20 FT
MAXIMUM BUILDING HEIGHT	NONE	MAX 50 FT
MINIMUM YARD REQUIREMENTS		
FRONT	NONE	
SIDE	NONE	N/A
REAR	NONE	
MAXIMUM DENSITY	12 DU/AC	±12.07 DU/AC
DENSITY EXCLUSIVE OF ADUs		±10.99 DU/AC
MINIMUM OPEN SPACE	27% (ADU REQ'D)	±42%

\* WAIVER REQUESTED FOR 200 SF PRIVACY YARD

### ADU CALCULATIONS

REQUIREMENT IS FOR 12.5% OF THE UNITS TO BE ADUs WITH 20% DENSITY TOWNS  
 REQUIREMENT IS 6.25% OF THE UNITS TO BE ADUs WITH 10% DENSITY FOR MF

TOTAL TOWNHOMES UNITS: 58  
 MARKET UNITS: 48 (INCLUDES 4 BONUS UNITS AND 6 ADUs)




TOTAL MULTI-FAMILY UNITS: 20  
 MARKET UNITS: 18 (INCLUDES 1 BONUS UNIT AND 1 ADU)

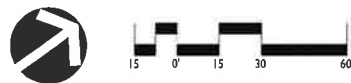
### PARKING TABULATION

REQUIRED:  
 58 TOWNS @ 2.7 SP/UNIT = 157  
 20 MF @ 1.6 SP/UNIT = 32  
 189 SPACES REQUIRED

PROVIDED:  
 51 TOWNS @ 2.0 SP/UNIT 102  
 6 TOWNS @ 4.0 SP EACH 24  
 45 PARALLEL SPACES 53  
 23 HEAD-IN SPACES 10  
 GARAGE SPACES 48  
 237 SPACES PROVIDED (3.03/UNIT)

### LEGEND

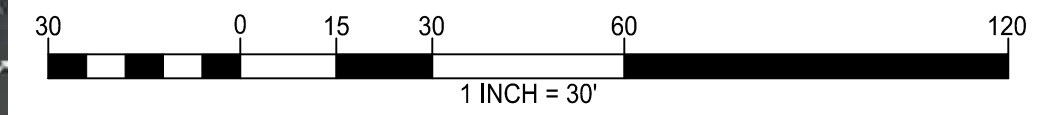
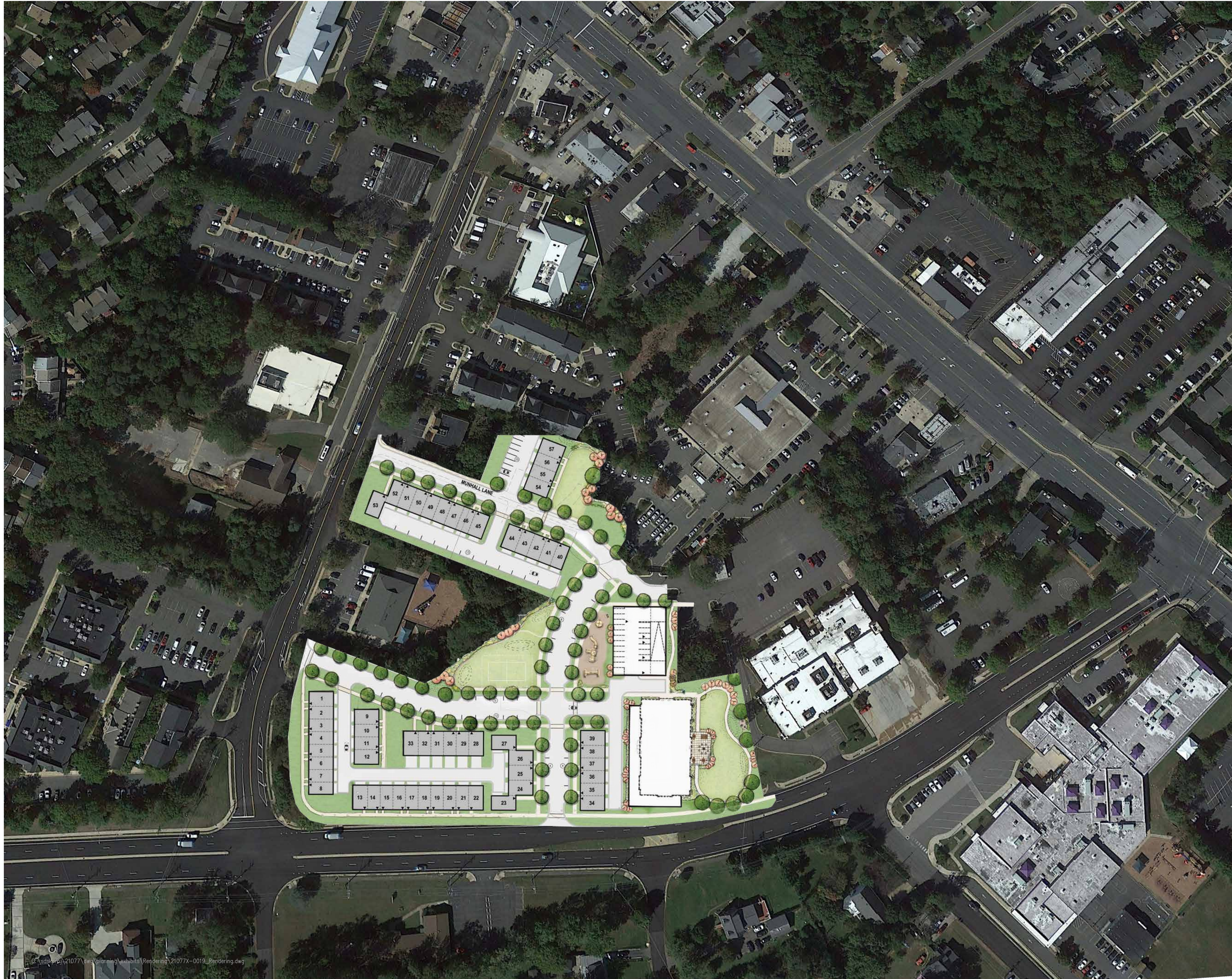
-  20'x40' TOWNHOUSE
-  24'x40' TOWNHOUSE
-  OPEN SPACE



## 6400 - 6412 BEULAH ST FRANCONIA, VA • CONCEPTUAL LAYOUT EXHIBIT

PN 2022039 | 04.25.2022 | CAPITAL INVESTMENT ADVISORS





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

# CONTEXTUAL LAYOUT EXHIBIT 6400 - 6412 BEULAH STREET

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 ESTABLISHED 1945

SCALE: 1" = 30'  
DATE: 10/24/2022



**Statement of Consent by Property Owner**

October 18, 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 Parcels 81-3 ((5)) 15A, 15B, 15C, 17C and 17D  
Nominator: CIA-Beulah Street LLC

Dear Ms. O'Donnell:

I am the authorized representative of the title owner of the property located at 6321 Munhall Lane, Alexandria, Virginia 22310, and also identified among the tax assessment records as 81-3 ((5)) 15B ("Parcel 15B"), which is part of 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 Parcel 15B 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,

VIRGINIA CONSTRUCTION MANAGEMENT SERVICES, INC.

By:   
Name: Candice L. Byrnes  
Title: Vice President

Virginia Construction Management Services, Inc.  
1906 Valley Wood Road  
McLean, Virginia 22102  
byrnessam@aol.com (e-mail)  
703) 930-2003 (telephone number)



**Statement of Consent by Property Owner**

October 17, 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 Parcels 81-3 ((5)) 15A, 15B, 15C, 17C and 17D  
Nominator: CIA-Beulah Street LLC

Dear Ms. O'Donnell:

I am the authorized representative of the title owner of the property located at 6325 Munhall Lane, Alexandria, Virginia 22310, and also identified among the tax assessment records as 81-3 ((5)) 15C ("Parcel 15C"), which is part of 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 Parcel 15C 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,

TERRA DEVELOPMENT INC.

By:   
Name: Candice L. Byrnes  
Title: Vice President

Terra Development Inc.  
P.O. Box 150536  
Alexandria, Virginia 22315  
byrnessam@aol.com (e-mail)  
(703) 930-2003 (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 81-3 ((5)) 15A, 15B, 15C, 17C and 17D  
Nominator: CIA-Beulah Street LLC

Dear Ms. O'Donnell:

As an authorized representative of the Nominator and the owner of property identified as 81-3 ((5)) 15A, 17C and 17D, 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, and consent to the filing of the nomination on Parcels 15A, 17C and 17D. On behalf of CIA-Beulah Street LLC, I have reviewed the subject nomination, consent to Parcels 15A, 17C and 17D being submitted for consideration, and understand the expectations for the 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. 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,

CIA-BEULAH STREET LLC

By:  \_\_\_\_\_

Name: Stephen A. Bannister

Title: Manager

c/o Capital Investment Advisors, LLC  
2560 Huntington Avenue, Suite 200  
Alexandria, Virginia 22303  
[sbannister@capinvestad.com](mailto:sbannister@capinvestad.com)  
(703) 836-1634



## **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



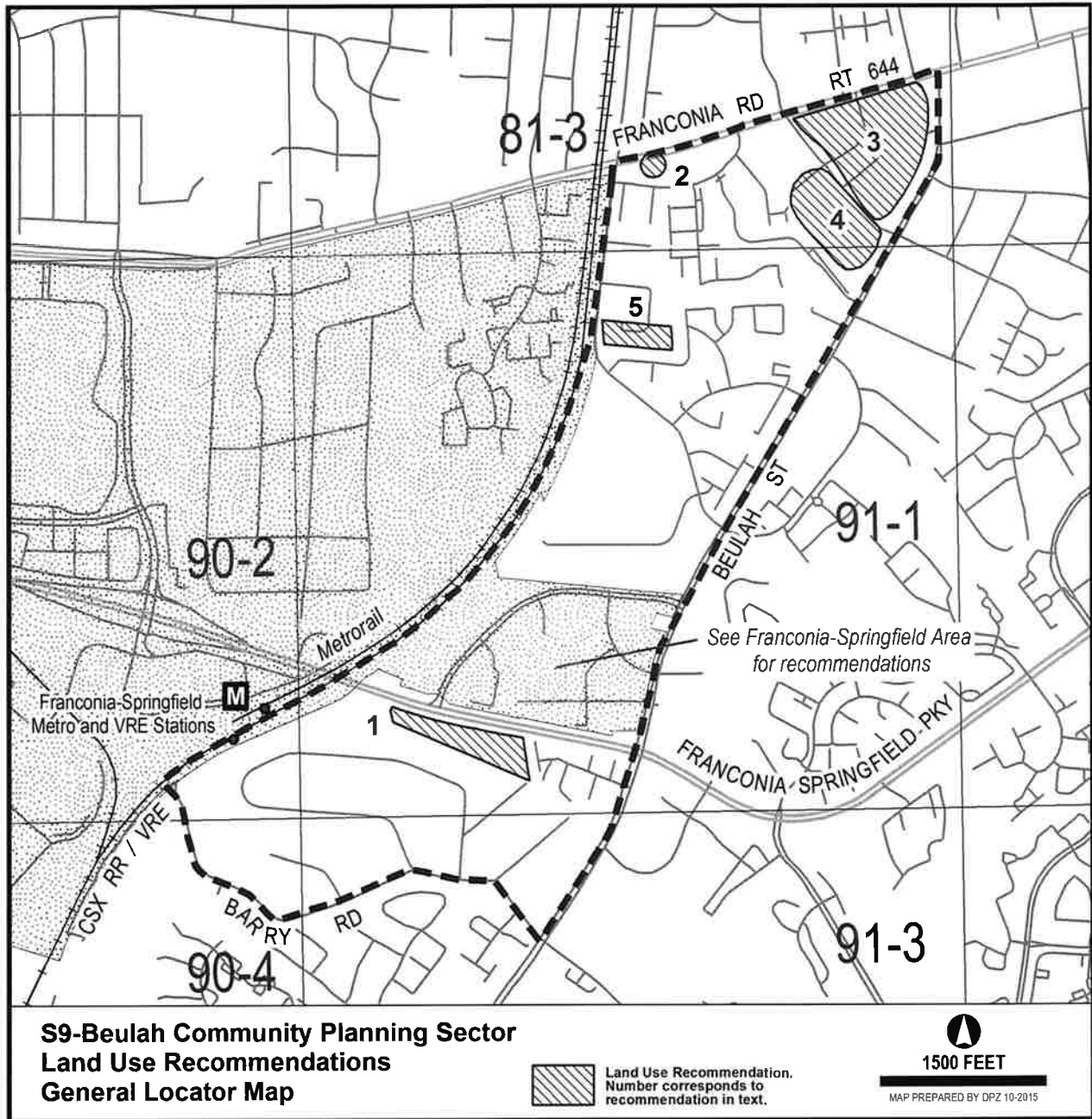


FIGURE 37



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.



Parks and Recreation

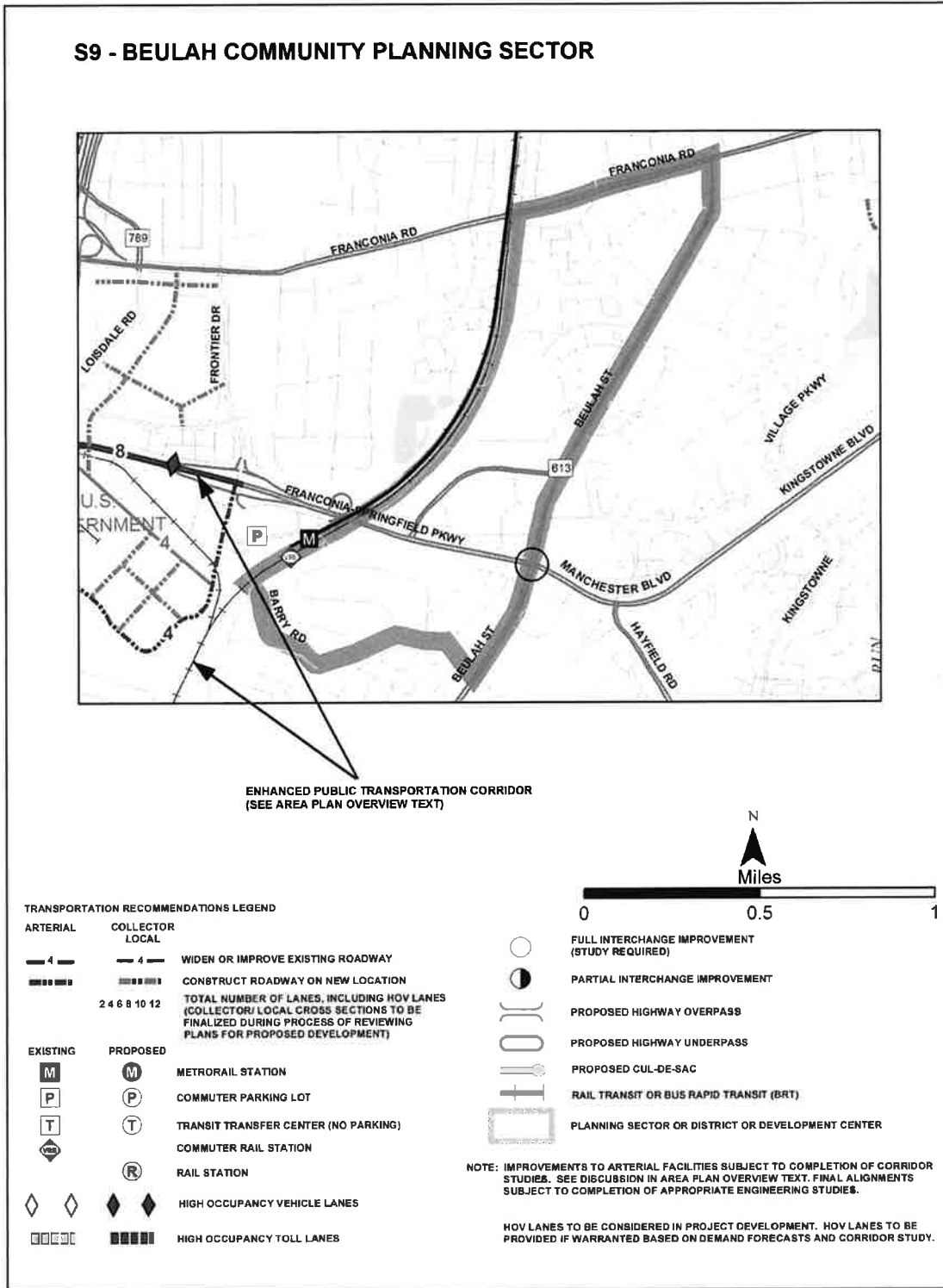
Parks and recreation recommendations for this sector are shown on Figure 39. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates 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.





**TRANSPORTATION RECOMMENDATIONS** **FIGURE 38**



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**FIGURE 39**  
**PARKS AND RECREATION RECOMMENDATIONS**  
**SECTOR S9**

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PARK CLASSIFICATION	RECOMMENDATIONS
NEIGHBORHOOD PARKS:	Neighborhood Park facilities should be provided in conjunction with new residential development.  An Urban Park should be provided in conjunction with commercial development in the area of the Franconia Government Center.
COMMUNITY PARKS:	This sector lies within the service area of Beulah Community Park.
DISTRICT PARKS:	This sector is currently not served by a District Park.