



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-LE-004
Supervisor District	Lee
Parcel ID Number(s)	90-4 ((1)) 11C
Parcel Address(es)	6699 Springfield Court, Springfield, VA 22150
Nominator	Tim Sampson
Plan Map Designation	Industrial
Comprehensive Plan Recommendation for Nominated Property	The property is located within Land Unit P of the Franconia-Springfield Transit Station Area within Area IV. Land Unit P is planned for light industrial use up to 0.35 FAR, with an option for biotech/research and development uses up to 0.50 FAR as appropriate to complement the "NVCC/Inova medical center".
Proposed Land Use	Residential
Summary of Proposed Comprehensive Plan Change	Increase baseline density recommendation to be consistent with existing by-right zoning (0.35 FAR to 0.50 FAR). Include additional option for Residential and/or Continuing Care use with potential ancillary ground floor retail up to 1.5 FAR with structured parking and maximum building height up to 100 feet.

Statement of Justification
Tax Map Parcel 90-4 ((1)) 11C (the “Property”)

This nomination proposes to amend the current Comprehensive Plan recommendations for the Property to provide options to support Inova’s future use/disposition of the Property, to better reflect the location of the Property in relation to the Joe Alexander Transportation Center and the planned extension of Frontier Drive, and to better align the Property with current Comprehensive Plan recommendations and more recent zoning approvals for and development of adjacent parcels.

The Property is currently vacant and is zoned to the I-4 District, which permits by-right industrial use up to 0.50 floor area ratio (“FAR”). The current Comprehensive Plan recommendation is for light industrial use up to 0.35 FAR, which is substantially less than existing zoning permits. As an option, the Comprehensive Plan recommends biotech/research and development uses up to 0.50 FAR as appropriate to complement the “NVCC/INOVA medical center”. Inova first proposes that the 0.35 FAR light industrial “baseline” be increased to 0.50 FAR consistent with the biotech/research option and to align the Comprehensive Plan recommendations with the Property’s existing I-4 zoning.

Further, since the current Comprehensive Plan does not recommend development of materially different uses or greater intensity than the current zoning of the Property allows as a matter of right, Inova believes that the existing “option” does not encourage redevelopment of the site other than under the existing I-4 zoning. Inova believes that the existing I-4 zoning does not necessarily reflect the best land use of the Property and is inconsistent with myriad adopted County policies given the Property’s location.

To be clear, Inova’s long-term program for the Property is uncertain at this time. Inova may yet determine to implement industrial or research/development use on the Property under its existing zoning. However, Inova believes that the Comprehensive Plan should include a more meaningful option for alternative land use at a density that is more consistent with the Property’s location.

Accordingly, to better reflect current planning and development in proximity to the Property, including the Property’s location within a half-mile radius of the Joe Alexander Transportation Center, Inova proposes another option for development up to 1.5 FAR (326,700 sf) that could include residential and/or continuing care uses with potential ancillary ground floor retail.

Inova believes that such an option will better reflect broader, long-term planning objectives than do the current Comprehensive Plan recommendations. A proposal to allow for the development of new residential uses within such close proximity to an existing Metro station, at a time of housing shortage, is supported by a multitude of established County policies, including by way of limited example:

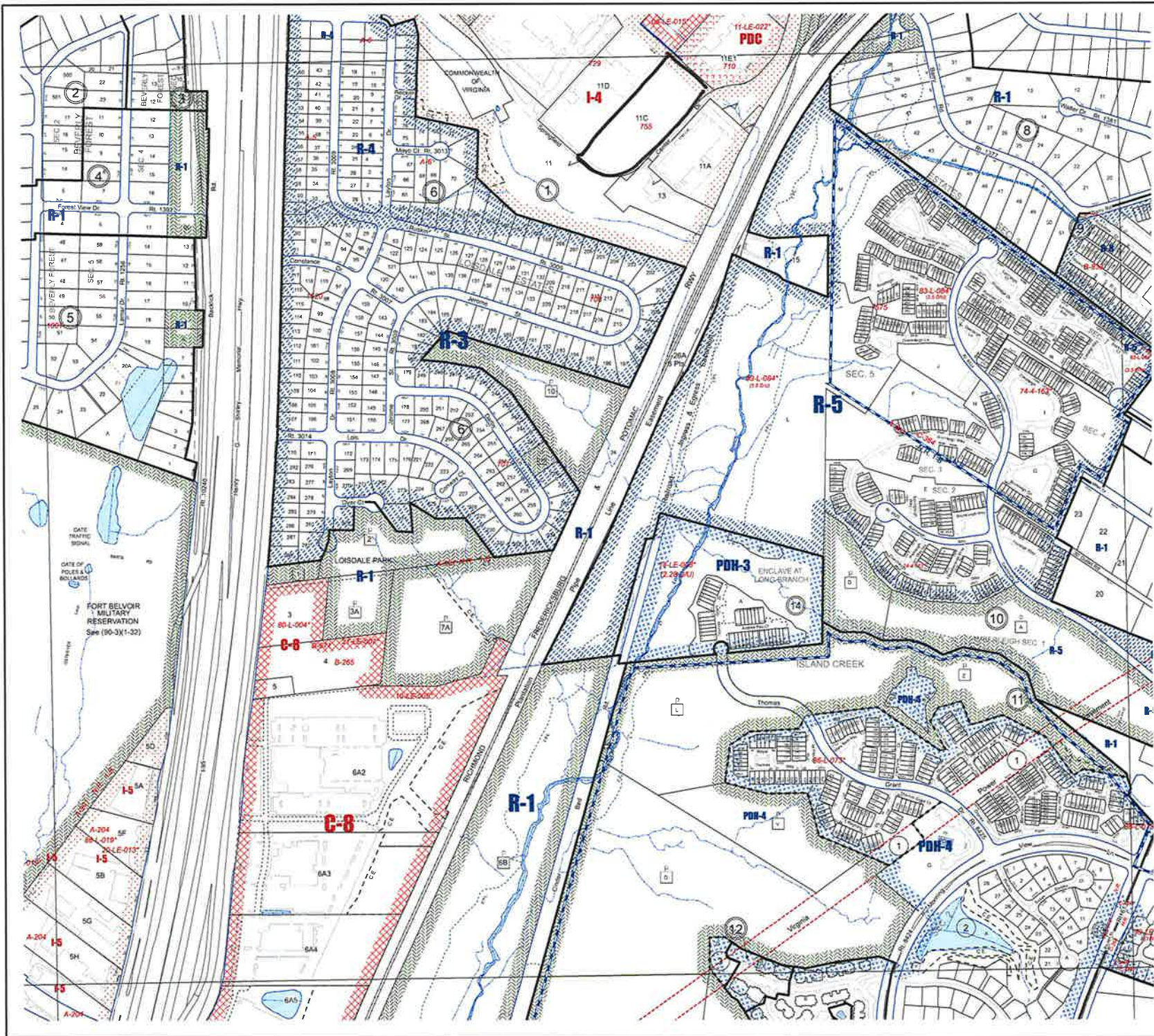
- The Policy Plan (Land Use), by contributing to mixture of land uses within close proximity to the Joe Alexander Transportation Center that would serve to (i) reduce the need to travel longer distances for work and other services (see Objective 2); (ii) encourage transit use, while decreasing reliance on automobile use, and provide opportunities for employees to live an area close to their

workplace (see Objective 6); and (iii) increase the amount of development in an area of transportation advantage (see Objective 12);

- The Comprehensive Plan for the Franconia-Springfield Transit Station Area, by helping to achieve the goals of encouraging higher density development within a Transit Station Area, multimodal transportation usage, integrated housing and employment in close proximity to mass transit, and providing residents, employees and visitors with a range of housing and other options;
- The Strategic Plan to Facilitate the Economic Success of Fairfax County, as proposed development in a mixed-use community that would be served by different transportation options, including existing transportation infrastructure (see Goals 2.1 and 2.2); and
- The Fairfax Countywide Strategic Plan, (i) as an opportunity for transit-connected, mixed-use property serving residents, employers and their employees (see EO 12); and (ii) by contributing to a healthier community through the development of a dense mixed use area connected by multiple modes of transportation (see H.2).

Inova looks forward to collaborating with the County and community to further the vision for the Property.

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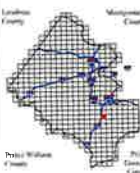
A Fairfax County, Virginia Publication



Map File: 03-07-017 (based on PDR-1, 10-04-04)
 7.5' x 10.625' (24" x 30") Grid System
 12500' x 12500' Coordinate System
 12500' x 12500' Coordinate System
 12500' x 12500' Coordinate System
 12500' x 12500' Coordinate System

GENERAL NOTES

1. This map is a zoning map and does not show lot lines or other boundary lines. It is intended to show the general location and extent of the various zoning districts. The boundaries of the various zoning districts are shown by different colors and patterns. The boundaries of the various zoning districts are shown by different colors and patterns. The boundaries of the various zoning districts are shown by different colors and patterns.



ADMINISTRATIVE INDEX

90-1	90-2	91-1
90-3		91-3
99-1	99-2	100-1

SHEET INDEX

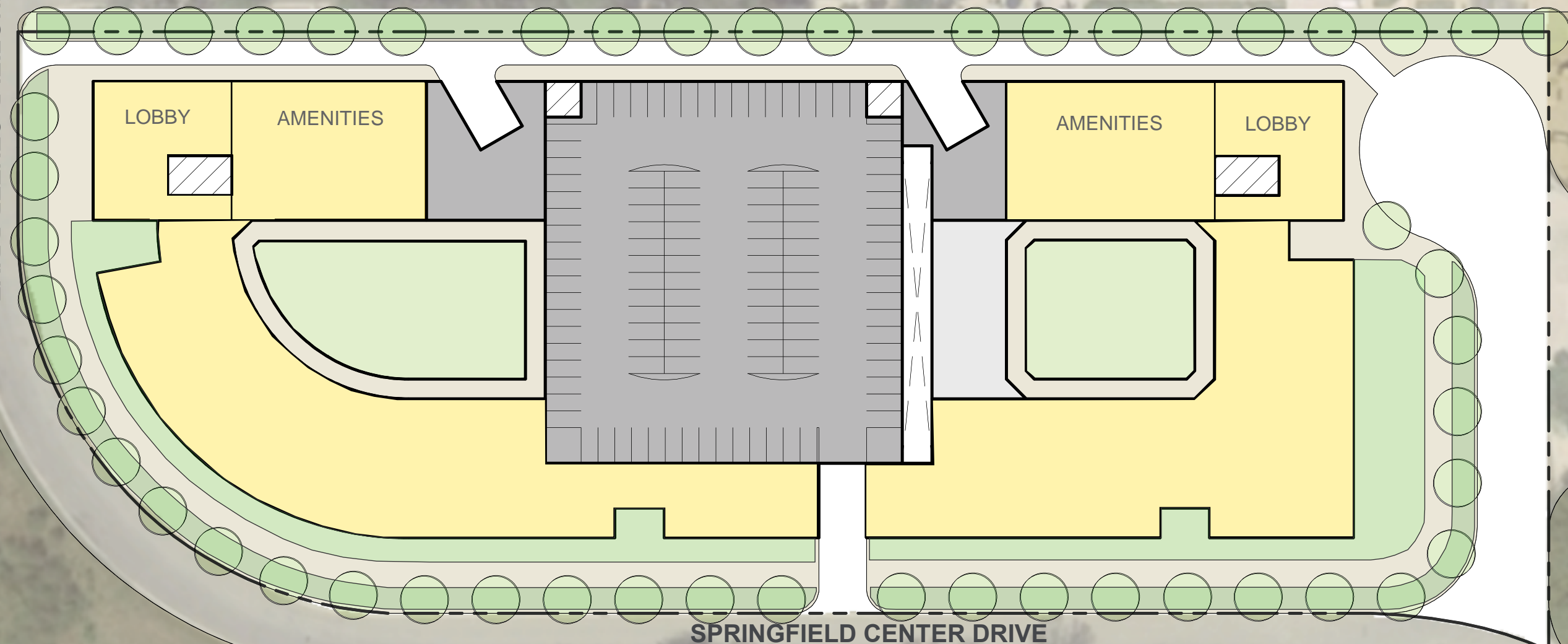
PROPERTY MAP ZONING 90-4

Revised to : 03 - 07 - 2022

Prepared by:
 DEPARTMENT OF INFORMATION TECHNOLOGY
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NORTHERN VIRGINIA COMMUNITY COLLEGE

SPRINGFIELD CENTER DRIVE



SPRINGFIELD CENTER DRIVE

AREAS

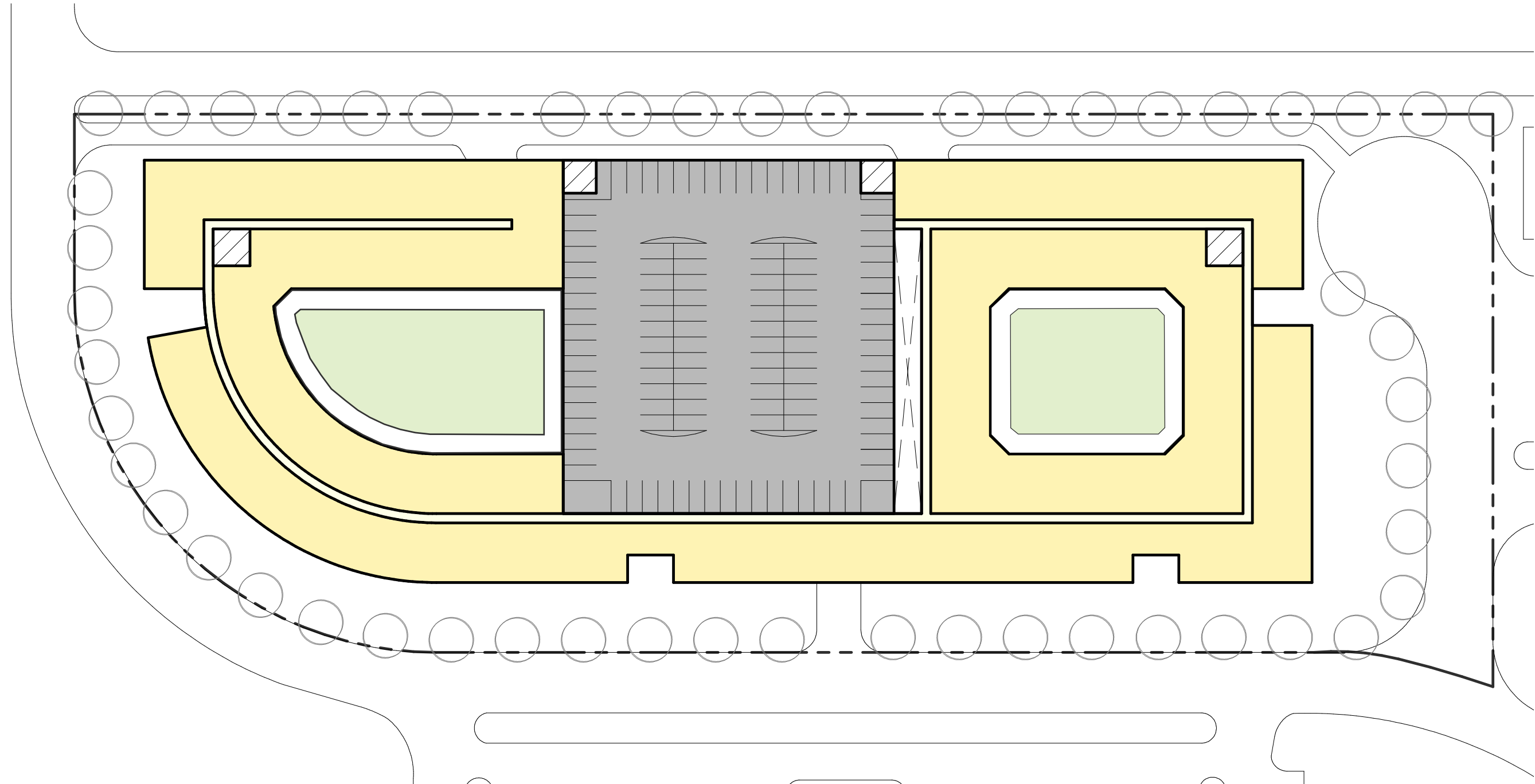
RESIDENTIAL:	326,700 GFA
TOTAL DEVELOPMENT:	326,700 GFA
BUILDING LEVELS:	5

LEGEND






	RESIDENTIAL		GREEN SPACE
	PARKING/ LOADING		SERVICE
	HARDSCAPE		

TAX MAP





LEGEND

- | | |
|--|---|
|  RESIDENTIAL |  GREEN SPACE |
|  PARKING/ LOADING |  SERVICE |
|  HARDSCAPE | |

October 26, 2022

Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035

RE: SSPA Nomination for Property referenced as Tax Map # 90-4 ((1)) 11C.

To Whom it May Concern,

Inova Health Care Services is the owner of the above-referenced property, which is being nominated for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment (SSPA) 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 review, analysis, and community engagement, as needed.

I also authorize Tim Sampson of Downs Rachlin Martin, PLLC to act as Inova's agent with regard to the processing of this SSPA application, and any related applications, on the property.

Sincerely,



H. Thomas McDuffie, Jr.
Senior Vice President, Inova Health Care Services
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