



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

<b>Nomination Number</b>	CPN22-LE-006
<b>Supervisor District</b>	Lee
<b>Parcel ID Number(s)</b>	80-4 ((1)) 17,18, 19, 20B,16, 90-2 ((1)) 4B, 4C, and 4A
<b>Parcel Address(es)</b>	6841 and 6850 Franconia Road, 6508, 6508, and 6515 Backlick Road, Springfield, VA 22150
<b>Nominator</b>	Mark M. Viani
<b>Plan Map Designation</b>	Northeastern Landbay #1 Retail and other #2 Retail and other #3 Retail and other #4 Retail and other Northwestern Landbay #5 Retail and other Southwestern Landbay #6 Mixed Uses #7 Mixed Uses #8 Mixed Uses
<b>Comprehensive Plan Recommendation for Nominated Property</b>	The Property is located in Land Unit D of the Springfield-Franconia Area (Area IV). The Plan provides in relevant part: (For Northwestern and Northeastern Landbays) The land unit is an area where medium- to high-density redevelopment with consolidation of parcels is encouraged to alleviate some restrictions to development of narrow parcels. The area between Old Keene Mill Road and Springfield Boulevard is planned for retail uses up to 0.70 FAR. With substantial consolidation, the area is planned for an option of office and retail uses up to 1.5 FAR. (For Southwestern Landbay) The area south of Springfield Boulevard and west of Backlick Road is planned for mid-rise office use with ground floor retail uses up to 0.70 FAR. As an alternative, uses such as automobile sales and services may be considered for this area at an intensity up to 0.70 FAR. With substantial and logical consolidation, development up to 1.0 FAR may be considered as an option for redevelopment.
<b>Proposed Land Use</b>	MixedUse
<b>Summary of Proposed Comprehensive Plan Change</b>	As detailed more fully in the Statement of Justification (letter) and Illustrative Concept Plan, submitted with this application, the nomination proposed to completely redevelop the property with a mixed-use high-quality multifamily residential development, with an internal structured parking facilities an onsite amenities, as well as first floor commercial units on both sides of Springfield Boulevard (between the Northwestern and Southwestern landbays. Leveraging its proximity to the Springfield Multimodal Transportation Center and the surrounding commercial properties, the project will provide a transformational change to this portion of the Springfield CBC, with the inclusion of upscale multifamily residential development and creation of an activated street front long Springfield Boulevard. The proposed density varies with each landbay (as reflected on the plan) and building height is limited to 85 feet, which is compatible with surrounding uses.



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5TH FLOOR  
ARLINGTON, VA 22201  
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Mark M. Viani  
Admitted: VA, MD and DC  
(703) 525-4000  
mviani@beankinney.com

October 28, 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:  
Parcels 80-4 ((1)) 0017, 0018, 0019 and 0020B (the "Northeastern Landbay")  
Parcels 80-4 ((1)) 0016 (the "Northwestern Landbay")  
Parcels 80-4 ((1)) 0004A, 0004B and 0004C (the "Southwestern Landbay")  
(collectively, the "Property")

Nominator: Schupp Companies and Vista Residential

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 on the southern part of the Springfield Community Business Center (the "Springfield CBC"), centered in the intersection of Springfield Boulevard and Backlick Road and consists of three land bays (detailed above) which collectively comprise 4.34 acres, and are currently developed with older auto-oriented, low-rise retail and service uses.

The Property is located within Land Unit D of the Springfield CBC of the Franconia-Springfield Area and Fort Belvoir North Area of the Area IV Comprehensive Plan (the "Plan"). The Plan generally supports redevelopment of this area be redeveloped with medium- to high-density redevelopment with parcel consolidation. That area between Old Keene Mill Road and Springfield Boulevard, where the Northeastern and Northwestern Landbays are located, is recommended for redevelopment, with parcel consolidation, with office and retail uses up to 1.5 FAR. The area south of Springfield Boulevard and west of Backlick Road, where the Southwestern Landbay is located, is recommended for redevelopment up to 1.0 FAR, with substantial and logical parcel consolidation.



As illustrated in the proposed plan submitted with this nomination, the Nominator proposes to redevelop the Property with a total of 560 multifamily units and supporting first floor retail and non-residential street activating uses. The Northeastern Landbay comprises approximately 1.78 acres of land. In 2018, the majority of this landbay was approved for redevelopment as a hotel. Unfortunately, just after demolition of the existing retail buildings commenced, the COVID-19 Pandemic occurred and this project lost all of its financing and these improvements remain in a half-demolished state. Since that time, despite the property owner's best attempts to secure this land, it has become an attractive location for illegal dumping (primarily because of its immediate access to I-395 and trespassing by homeless individuals. Given the weakness in the office, hotel and retail markets, redevelopment with 260 multifamily dwellings is the most appropriate solution. The Northwestern Landbay and Southwestern Landbay comprise 1.26 acres and 1.3 acres, respectively, and are each proposed for redevelopment with 172 multifamily dwellings and complementing first floor retail and street activating uses. Redevelopment of these two landbays will completely transform this part of Springfield Boulevard providing an activated streetscape and connection to the Springfield multimodal center. To accommodate these units, the Nominator proposes an option to the current Plan text to permit multifamily uses and an increase in the allowable FAR on the Property. Also proposed with this nomination is the deletion of the proposed highway overpass that would extend Backlick Road over Old Keene Mill Road, beginning at a point just north of the intersection with Springfield Boulevard and terminating at a point just south of Bland Street.

The Property is part of the Franconia-Springfield Area, which the Plan envisions transforming into a mixed-use, easily accessible and interconnected place. The specific guiding principles, which provide an overall framework for achieving the vision for the Springfield CBC support the Nominator's proposal. Indeed, the first guiding principal calls for the provision of "opportunities for high density, mixed-use redevelopment, which would allow residents, employees, and visitors to work, shop, exercise and live in relative proximity to each other."

The proposal is consistent with Fairfax County Comprehensive Plan's Land Use Policy. Land Use Objective 4 states: "The County should encourage a diverse housing stock with a mixture of types to enhance opportunities for county residents to live in proximity to their workplace and/or in proximity to mass transit." This objective can be achieved with the provision of multifamily housing in an area where the only residential options are the single-family communities much further to the west. Land Use Objective 8 provides "Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods." This objective can be achieved by introducing new residential options that will support commercial uses in the area and thereby enhancing and maintaining the stability of the established residential neighborhoods further to the west. Furthermore, given the Property's proximity (300-700 feet) and easy pedestrian access to the Springfield multimodal transit center (which is under construction), residential development of the Property also supports Land Use Objective 6, which



provides: “Fairfax County should have a land use pattern which increases transportation efficiency, encourages transit use and decreases automobile dependency.”

The proposal is also consistent with 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 proposal is consistent 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.” 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.”

The proposal is consistent with the Fairfax 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 Goals 2.1 and 2.2, which focus planning and development activities around the mixed-use communities served by multi-modal transportation options, which 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 proposal is consistent with the Fairfax County Economic Incentive Program. The Property is located entirely within the Springfield Incentive Area, proposes the assemblage of more than two acres of contiguous and separately-owned parcels for redevelopment with multifamily residential and commercial uses and will be consistent with the consolidation and use recommendations of the Comprehensive Plan, and all laws and policies related to the provision and preservation of affordable housing.

Lastly, the proposal is consistent with the Springfield Market Study, which was recently published by the Fairfax County Economic Development Authority. The Market Study, while acknowledging the current challenges and extensive vacancies in the office market, notes that future office development will be concentrated near the Springfield Metro Station and the Inova Campus. The Market Study also notes that no new multifamily dwellings have been constructed



Leanna O'Donnell, Director  
Planning Division  
Fairfax County Department of Planning and Development  
October 28, 2022  
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in the Springfield area since 2010 and recommends the development of hundreds of new multifamily dwellings in Springfield CBC, particularly in the area here the Property is located.

The Nominator's proposal will address Fairfax County's need for housing and diversify the type of housing in the area and in a manner that capitalizes on proximity to transit resources and permits the redevelopment of blighted and underutilized commercial property. I would appreciate the consideration of this SSPA nomination in your deliberation of updating the Comprehensive Plan Amendment Work Program for 2023. 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 the requested nomination.

As always, I appreciate your cooperation and assistance.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Mark M. Viani', with a large, stylized flourish at the end.

Mark M. Viani

MMV:mlw

cc: Ray Schupp, Schupp Companies  
Robert Mitchell, Schupp Companies  
Alex Vespoli, Vista Residential





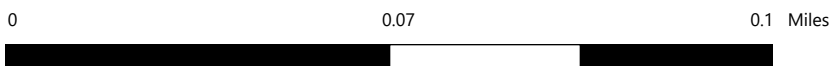
# Springfield Blvd SSPA



**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: 10/25/2022





**SITE TABULATIONS  
PROPOSED MULTI-FAMILY**

<b>PROPOSED MF RESIDENTIAL:</b>	
NE SITE:	UP TO 263,500 SF, 1.78 AC   UP TO 85'
NW SITE:	UP TO 165,000 SF, 1.26 AC   UP TO 85'
SW SITE:	UP TO 165,000 SF, 1.30 AC   UP TO 85'
<b>PROPOSED NEW UNITS:</b>	
NE BUILDING:	UP TO 260
NW BUILDING:	UP TO 172
SW BUILDING:	UP TO 172



**SPRINGFIELD GATEWAY RESIDENTIAL**





SPRINGFIELD MULTI-MODAL CENTER



SPRINGFIELD GATEWAY RESIDENTIAL



October 18, 2022

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

Re: SSPA Nomination for 6868 Springfield Blvd.

To Whom it May Concern,

I am the owner of the property located at 6868 Springfield Blvd. (Tax Map 0804 01 0020B), Springfield, VA 22150, 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.

Sincerely,



Springfield Lodging LLC  
Jay Patel  
9130 Guilford Road  
Columbia, MD. 21046

Jpatel7000@aol.com

301-345-8700



# SPRINGFIELD GATEWAY L.L.C.

*Commercial Real Estate*

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115 Park Street, SE., Suite 200

Vienna, VA 22180

Telephone (703) 938-2999

FAX (703) 938-4622

October 28, 2022

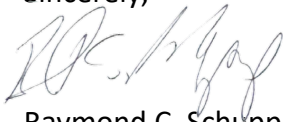
Fairfax County Department of Planning and Development Planning Division  
12055 Government Center Parkway, 7<sup>th</sup> Floor  
Fairfax, VA 22035

Re: SSPA Nomination for 6508 Backlick Road, 6509 Backlick Road, 6841 Franconia Rd and 6850 Springfield Boulevard

To Whom it May Concern,

I am the owner of the properties located at 6508 Backlick Road [Tax Map # 0804 01 0016], 6509 Backlick Road [Tax Map # 0804 01 0017], 6841 Franconia Road [Tax Map # 0804 01 0018] and 6850 Springfield Boulevard [Tax Map # 0804 01 0019] which are 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.

Sincerely,



Raymond C. Schupp  
Managing Member

Springfield Gateway LLC

Contact: Robert Mitchell  
703-865-4696 (direct)  
RMitchell@Schuppcompanies.com



October 24, 2022

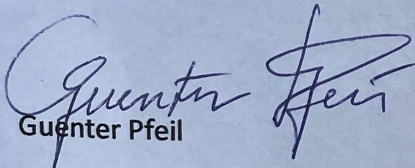
Fairfax County Department of Planning and Development Planning Division  
12055 Government Center Parkway, 7<sup>th</sup> Floor  
Fairfax, VA 22035

Re: SSPA Nomination for 6530 Backlick Road

To Whom it May Concern,

I am the owner of the property located at 6530 Backlick Road (Tax Map 0902 01 0004A, 0902 01 0004B, and 0902 01 0004C), Springfield, VA 22150, 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.

Sincerely,

  
Guenter Pfeil

6716 River Trail Ct  
Bethesda, MD. 20817

Email Address: GUENTERPFEIL@VERIZON.NET

Phone Number: 703-913-6063

ALTERNATE CONTACT POINT:

ROBERT MITCHELL

Rmitchell@Schvppcompanies.com

703-865-4696