



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS

COUNTYWIDE

Nomination Number	CPN22-MA-004
Supervisor District	Mason
Parcel ID Number(s)	51-3 ((1)) 43
Parcel Address(es)	6200 Wilson Boulevard, Falls Church, VA 22044
Nominator	Cavalier Club, LLC and EYA Development LLC by Sara V. Mariska, Attorney/Agent
Plan Map Designation	16-20 dwelling units/acre
Comprehensive Plan Recommendation for Nominated Property	Baileys Planning District, Seven Corners Community Business Center, Land Unit E which recommends residential development at 16-20 dwelling units/acre.
Proposed Land Use	MixedUse
Summary of Proposed Comprehensive Plan Change	Nominators propose to retain the existing multifamily building, add a structured parking garage, and provide approximately 300 multifamily units and 5,000 to 20,000 square feet of retail in a building up to 7-stories.

**2022-2023 Site Specific Plan Amendment Process
Statement of Justification
Cavalier Club**

Nominators: Cavalier Club, LLC and EYA Development LLC

The property identified as Fairfax County Tax Map Reference 51-3 ((1)) 43 (the “Subject Property”) is in the northwest quadrant of the intersection of Wilson Boulevard and John Marshall Drive, east of Roosevelt Boulevard. Comprised of approximately 5.64 acres, the Subject Property is developed with a 12-story multifamily building with approximately 220 units and 2,600 square feet of accessory commercial use known as Cavalier Club. The multifamily building was built in 1965 and is currently served by surface parking. The Nominators propose to modernize and improve the Subject Property with the introduction of a new multifamily building, additional commercial space, and structured parking to activate this corner of the Seven Corners Community Business Center. The Nominators have been refining their proposal and seek to pursue concurrent processing of a zoning application with a Comprehensive Plan amendment.

The Subject Property is in the Seven Corners Community Business Center, Land Unit E, in the Baileys Planning District of the Fairfax County Comprehensive Plan (the “Plan”). The Plan recommends residential development at a density of 16-20 dwelling units per acre, consistent with the existing development. The Nominators propose amending the Plan to allow development of up to 300 new multifamily units and approximately 5,000 to 20,000 square feet of retail. No changes are proposed to the existing multifamily building. The Nominators propose to add structured parking in the southwest portion of the Subject Property to replace the existing surface parking area that is located on a separate parcel in Arlington County. At the corner of Wilson Boulevard and N. McKinley Road, the Nominators propose a new residential and retail building up to 7 stories with parking integrated into the building.

The proposal will address the Plan amendment criteria as follows:

Address emerging community interests or changes in circumstances.

The existing development on the Subject Property pre-dates Metro’s extension to the area. The Plan does not currently envision any change to the existing development; however, this site is just over a mile from the East Falls Church Metro Station and well-served by bus routes on Wilson and Roosevelt Boulevards. The retention of the existing building combined with up to 300 new units will increase much needed housing stock that is critical to ensuring the economic vibrancy of Fairfax County.

Advance objectives of the County’s Policy Plan, Area Plans, and/or Concept for Future Development, and not contradict adopted Comprehensive Plan policy.

An increased residential component meets Land Use Policy Plan Objective 3 which recommends that the County maintain a supply of land sufficient to meet the needs for housing, commercial, industrial, institutional/public services, and recreational and leisure activities. Land Use Policy Plan Objective 4 encourages a mix of diverse housing options

to provide opportunity for residents to live in proximity to their workplace and/or mass transit. The Subject Property is just over a mile to the East Falls Church Metro Station and proximate to Falls Church, Arlington, and retail centers in Seven Corners and Baileys Crossroads.

Align with the goals of the County’s Strategic Plan, One Fairfax Policy, Community-wide Housing Strategic Plan, Economic Success Plan, or other Board adopted Policy.

The nomination aligns with the goals of the County’s Strategic Plan as follows:

- Prioritize Placemaking (EO 12) – The nomination will create a vibrant mixed-use community that provides additional housing opportunities, close to transit, without replacing the housing that exists on the Subject Property. The Nominators further envision creating a high-quality retail plaza that will serve as a destination for area residents.
- Create Great Places (HNL 19 and 20) – The nomination will increase housing units near transit and retail centers, while also providing a sense of place, through introduction of retail and neighborhood-sized gathering spaces on the Subject Property.
- Encourage Sustainable and Multi-Modal Transportation (MT1) – This nomination will promote dense, transit-oriented, mixed-use development in a community business center thereby creating more opportunities for residents to walk, bike, and use transit to meet their daily needs.

The nomination further aligns with the Goal 2 of the County’s Economic Success Plan to “Create Places Where People Want to Be” as follows:

- 2.1 – The nomination will allow for development of a mixed-use community that offers a mix of housing options as well as vibrant retail.
- 2.2 – The nomination will increase housing supply and provide a new housing option in the Seven Corners Community Business Center.
- 2.3 – The Subject Property is in a Commercial Revitalization District and this proposal supports higher density mixed-use development in a revitalization area.

The Nominators are prepared to submit a zoning application concurrently with this nomination and intend to proceed with construction of the development as soon as possible. The Subject Property is located adjacent to both the City of Falls Church as well as Arlington County. The Nominators have met with both jurisdictions and incorporated their feedback into this nomination. In sum, the Nominators propose to modify existing Plan recommendations to allow for the retention of a quality multifamily building, addition of a much-needed housing in a key location, and addition of quality gathering space and retail for this entry into Fairfax County.



SSPA Nomination - Cavalier Club, LLC and EYA Development LLC



Legend

- Parcels

Notes:
Property Map

0 0.14 0.3 Miles



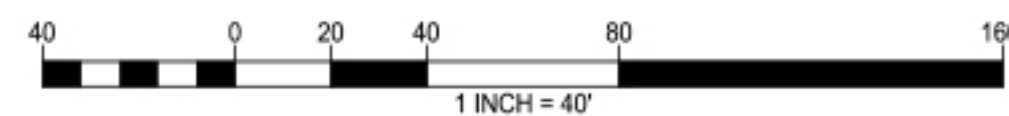
This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.

Map produced: 10/26/2022

DEVELOPMENT SUMMARY

EXISTING BUILDING:
 12 STORIES
 220 MULTIFAMILY UNITS
 2,600 SF RETAIL

PROPOSED DEVELOPMENT:
 UP TO 7 STORIES
 UP TO 300 MULTIFAMILY UNITS
 5,000-20,000 SF RETAIL
 NEW PARKING GARAGE TO
 SUPPORT EXISTING AND
 PROPOSED RESIDENCES



NOTE: THE DETAILS SHOWN ON THIS EXHIBIT ARE CONCEPTUAL AND SUBJECT TO CHANGE.
 Q:\adskprof\22045\dwg\planning\exhibits\22045X-0006_Render.dwg

CONCEPT PLAN
CAVALIER CLUB - 6200 WILSON BOULEVARD

PREPARED BY
WALTER L. PHILLIPS
 INCORPORATED ESTABLISHED 1944
 Engineers • Surveyors • Planners
 Landscape Architects • Arborists
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 WLPINC.com

SCALE: 1" = 40'
 DATE: 10/26/2022

October 4, 2022

Leanna O'Donnell, Director
Planning Division
Fairfax County Department of Planning & Development
12055 Government Center Parkway, 7th Floor
Fairfax, Virginia 22035

Re: Consent and Authorization to File SSPA Nomination
Subject Property: 51-3 ((1)) 43
Nominators: Cavalier Club, LLC and EYA Development LLC

Dear Ms. O'Donnell:

As a duly authorized representative of Cavalier Club, LLC, owner of property identified as Fairfax County Tax Map Reference 51-3 ((1)) 43 (the "Subject Property"), I hereby consent to the filing of a Comprehensive Plan Amendment Nomination as part of the 2022-2023 Site Specific Plan Amendment (SSPA) process by Cavalier Club, LLC and EYA Development LLC as co-nominators. Further, I hereby authorize Odin, Feldman & Pittleman, P.C., including Douglas R. Forno, Sara V. Mariska, and John L. McBride, to act as agents on our behalf for the filing of a nomination on the Subject Property.

Very truly yours,

CAVALIER CLUB, LLC

By: Gallows Manager, LLC, its Managing Member

By: Gallows Companies LLC, its sole member

By: 
Suzanne D. Hillman, President

materials, landscape design, and placemaking techniques should be employed to create a unique neighborhood identity that fosters pride in the Seven Corners community. The architectural character of the Leesburg Pike Village should incorporate the mid-century style of the current retail department store structure either through re-use of the circular tower or incorporating design cues to echo the site's history.

A mix of residential types is envisioned for this land unit with up to 129,000 square feet of single-family attached, and up to 275,000 square feet for multifamily residential. Nonresidential uses should include approximately 50,000 square feet of neighborhood-serving office use, approximately 40,000 square feet of neighborhood-serving retail use, and approximately 45,000 square feet of entertainment uses (such as a theater). As an option, up to 100,000 square feet of additional nonresidential use with a commensurate reduction in residential square footage is permitted, and not to exceed the overall cap of 539,000 square feet for the land unit as identified in Figure 25.

To avoid cut-through traffic on neighborhood streets in Sleepy Hollow Manor, Ravenwood and Ravenwood Park, trips generated by uses located north of Juniper Lane should be directed to and from Leesburg Pike for ingress and egress. Trips generated by uses located north of Juniper Lane should be prohibited from accessing Juniper Lane. For parcels south of Juniper Lane, access should be to Juniper Lane and not to Patrick Henry Drive. No vehicular or pedestrian connections are envisioned to Shadeland Drive from this land unit. To protect and maintain the existing character of the neighborhoods, Shadeland Drive should remain as a cul-de-sac with no vehicular or pedestrian connections to Land Unit C.

Transitional Areas

All of the land units and sub-units described in this section are planned as Transitional Areas, except for Sub-unit F-2, which is planned as a Minimal Change Area. As previously described, Transitional Areas are not planned for immediate redevelopment, but may be considered for such in the future through a separate study process. Minimal Change Areas are not planned for redevelopment and current uses should be retained in the long term.

Land Unit D

This land unit is directly east of the Seven Corners interchange, south of Wilson Boulevard, west of Peyton Randolph Drive and northeast of Arlington Boulevard. It includes the Corner at Seven Corners shopping center, which is planned for, and developed with, community-serving retail use at the current intensity of .25 FAR. Additional parking lot landscaping and pedestrian connections to adjacent uses are encouraged. The eastern portion of this sub-unit includes the Villages at Falls Church Condominiums that is planned for and developed with residential use at 16-20 dwelling units per acre.

Land Unit E

This land unit is located north of Wilson Boulevard, between the boundaries of the City of Falls Church and Arlington County. It is planned for, and developed with multifamily residential use at a density of 16-20 dwelling units per acre and developed with the Cavalier Club apartments on Tax Map Parcel 51-3((1))43. Neighborhood-serving retail uses planned and developed at an intensity of up to .25 FAR are also present on Tax Map Parcels 51-3((1))38-40.