



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-MA-004
CAVALIER CLUB

Address/Tax Map Parcels: 6200 Wilson Boulevard
Tax Map Parcels 51-3 ((1)) 43
Nominator: Sara Mariska, Odin, Feldman & Pittlemen, P.C.
Supervisor District: Mason
Planning Area: Area I
Planning District/Special Area: Baileys Planning District / Seven Corners Community Business Center (CBC),
Land Unit E (Community Revitalization District)
Acreage: 5.6 acres
Current Plan Map/Text: Residential use at 16-20 dwelling units per acre (du/ac).

Nomination: Add Plan option to allow mix of uses, including 20,000 square feet of retail and an increase in residential density to 20+ du/ac (approximately 300 new multifamily dwelling units). The existing residential structure is proposed to remain.

Comprehensive Plan Considerations:

The subject property is located northwest of the intersection of Wilson Boulevard and McKinley Road, and is developed with the Cavalier Club, an 11-story multifamily residential community. The subject parcel is located in Land Unit E of the Seven Corners CBC, and is adjacent to the municipal boundaries of Arlington County to the north and east, and the City of Falls Church to the west. The Cavalier Club property is bisected by the Fairfax County and Arlington County boundary, with the existing multifamily building and surface parking located on the Fairfax County side, and additional surface parking and open space located on the Arlington County side. The proposed nomination would retain the existing building and add a new multifamily residential building along Wilson Boulevard in Fairfax County. Separate from this nomination, a development proposal is anticipated to be considered for the portion of the Cavalier Club in Arlington County. The subject property is surrounded by lower density residential uses to the north and east (Arlington County) and a range of commercial uses to the west (within Fairfax County and in the City of Falls Church). Several multifamily residential apartment communities are located to the south along Wilson Boulevard.

The Concept for Future Development designates this area as a Community Business Center (CBC), a land use classification typically located in older community-serving commercial areas and where redevelopment should encourage a mix of uses focused around a core area of higher intensity, such as a town center or main street in a pedestrian-oriented setting. The Seven Corners CBC Plan focuses higher intensity redevelopment in three Opportunity Areas, one of which is located south of the subject property, across Wilson Boulevard. The nomination is located in Land Unit E and is planned as a Transitional Area, where moderate change is envisioned or existing uses are planned to remain. Parcels in Transitional Areas may be considered for additional intensity through a concurrent Comprehensive Plan amendment and rezoning application and would need to demonstrate that Seven Corners CBC goals are being met. This would result in re-designation of the area as an Opportunity Area and development proposals would be expected to meet all applicable conditions of the Redevelopment Option guidance in the plan, including coordinated development, contribution to the transportation network, conformance with urban design and street guidance, consideration of public parks and facilities, and compatibility with adjacent land uses. Review of site design on both sides of the Fairfax County/Arlington County boundary will be needed in order to coordinate the review of circulation, public facilities, and urban design.

Please note that this nomination is currently under screening to determine if the proposal should be added to the 2023 Comprehensive Plan Amendment Work Program. A detailed analysis of the proposal has not yet been conducted.

