



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-MA-007
PISTONE'S

Address/Tax Map Parcels: 6320 and 6326 Arlington Boulevard
Tax Map Parcels 51-3 ((1)) 2 and 3
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 H (Community Revitalization District)
Acreage: 3.2 acres

Current Plan Map/Text: Base: Neighborhood serving retail uses at existing intensity. Option A: Retail and/or office use up to .50 Floor Area Ratio (FAR) if the two subject parcels are consolidated and access coordinated with Tax Map Parcels 51-3 ((1)) 1B and 1E or provided as far west of the intersection of Arlington Boulevard and Hillwood Avenue as possible. Option B: Retail/office mixed use up to 0.7 FAR with full consolidation of the subunit.

Nomination: Plan option for mixed use, including up to 450 residential units and retail use for a total of up to 450,000 square feet (or 2.9 FAR of the current property area).

Comprehensive Plan Considerations:

The subject site is located west of the intersection of Arlington Boulevard and Hillwood Avenue, and planned and developed with neighborhood serving retail uses including a grocery store (New Grand Mart) and restaurant (Pistone's Italian Inn). The site is located in Land Unit H of the Seven Corners CBC, and is adjacent to a critical intersection of primary thoroughfares including Route 50 (Arlington Boulevard), Route 7 (Leesburg Pike) along with multiple, other secondary vehicular connections. The jurisdictional line with the City of Falls Church bounds the property to the north and east, and portions of the nominated parcels along Hillwood Avenue are within the City of Falls Church. To the north, east, and south, the subject properties are surrounded by a range of lower to higher intensity commercial uses including the Eden Center, one block to the east. Properties to the west are characterized by multiple higher intensity office structures and a range of residential uses from single family homes to a mixed use, multifamily apartment building with ground floor retail.

The Concept for Future Development designates Seven Corners as one of thirteen CBC areas in the County, a land use classification typically located in historically 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 prioritizes redevelopment in three Opportunity Areas, whereas the subject property is located in a Transitional Area, a designation that is expected to maintain existing uses or experience only moderate change. If consistent with the overall goals of Seven Corners, parcels in Transitional Areas may be considered for additional intensity through a concurrent Comprehensive Plan amendment and rezoning application, which would re-designate the area as an Opportunity Area. Any such rezoning 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. The nomination proposes a new option to allow for residential use (along with the planned commercial use), which would provide additional housing opportunities in a revitalization area. While higher densities can support broader revitalization goals, the proposal is significantly more intense than adopted plan's option for office/retail, and without the envisioned consolidation of the land unit, which may run counter to the goals for Transitional Areas of accommodating moderate land use changes and providing

appropriate transitions to lower-density residential neighborhoods. Additionally, planned changes to the road network in the Seven Corners area may impact both the size and access to the subject parcels in the future.

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.

