

The FAIRFAX Newsletter

the interior of the site adjacent to single family neighborhoods. The mixed-use development would be anchored by a grocery store, with additional retail offerings at the ground-level of the new multifamily buildings.

The Mason District task force voted to support inclusion of the amendment in the county work program; however, county staff remains in opposition over concerns that “the nomination may result in an inappropriate encroachment of commercial uses into the residential neighborhood which runs contrary to the recommendations of the plan,” according to county planner Bryan Botello.

Dozens of residents of the adjacent neighborhood testified in opposition to the plan amendment, which would allow for more than 430,000-square feet of mixed-use development potential on land previously planned for single-family housing. In response to questions about the transition from the CBC to the adjacent neighborhood, Gill told the commission that the applicant is open to ideas from the community.

“Whether it needs to be more green space, a different type—potentially townhomes—to create a better transition, we are definitely open to that,” he said. “We don’t have all the answers sitting here today.”

Board Approves Fair Oaks Mall Plan Amendment

Amid potential anchor store closures and an uncertain retail market, the county board unanimously approved a comprehensive plan amendment for the 1.7-million-square-foot Fair Oaks Mall that rebalance the land use mix and adds the potential for nearly 2,000 multifamily units in an effort to spur revitalization of the 40-year-old mall.



Fair Oaks Mall; Illustrative Aerial Rendering

Source: Planning Commission Public Hearing (9/16/20)

The plan amendment also decouples the highest development intensity from required transportation improvements, which will allow Taubman Properties to pursue mixed-use redevelopment prior to mass transit being available at the site.

“As we have done at our other major regional malls in Fairfax County, I think this is a necessary step as we move forward and provides a good vision for this area,” said Springfield Supervisor Pat Herrity at the November 17th public hearing.



Fair Oaks Mall; Northside Central Plaza

Source: Planning Commission Public Hearing (9/16/20)

Current plan guidance calls for mixed-use redevelopment of the 109-acre mall property up to a 0.65 FAR, with higher densities tied to the delivery of certain road and transit improvements, namely bus-rapid transit (0.80 FAR) and the extension of Metrorail’s Orange Line (1.0 FAR). At max buildout, the existing plan anticipates that retail would continue as the predominant use (45 percent), supplemented by up to 1.4 million-square feet of residential (29 percent), 900,000-square feet of office (20 percent) and 300,000-square feet of hotel use (6 percent).



Fair Oaks Mall; Future Metro Landing Plaza

Source: Planning Commission Public Hearing (9/16/20)

In lieu of the tiered approach, the new plan amendment is proposing a single development option which does not increase the overall maximum density (1.0 FAR) but would eliminate the transit thresholds as BRT is no longer considered

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for the location and any extension of Metrorail remains on the far horizon. The amendment also modifies the land use mix to reflect market trends, increasing the residential allotment to 45 percent (up to 1,200 low-rise multifamily units and 790 high-rise multifamily units) and cutting the retail component in half (as low as 20-percent of the use mix; from two million to one million square feet).

“It is a crushingly difficult time for traditional brick and mortar retailers, as we are all painfully aware,” said attorney Antonio Calabrese (DLA Piper), who told the board that three out of the five Fair Oaks Mall anchors are currently in bankruptcy. “Retail has changed dramatically, and was changing dramatically even pre-COVID.”

The elimination of the transit improvement requirements is justified by the retail-for-residential swap, according to county staff, which would result in approximately the same number of average daily weekday vehicular trips at a 1.0 FAR as the mall would under the existing baseline comprehensive plan guidance.

While a specific master plan will not be finalized until a rezoning is filed, the applicant presented the general contours of the redevelopment: the existing mall would downsize, with mid- and high-rise residential development replacing the expansive surface parking to the north and south of the existing mall with two highly-visible office locations along I-66. Public plazas and programmable open space will feature prominently in the master planning, according to Calabrese, similar to that at the Mosaic District, Market Street in Reston, and the planning for Tysons.



Building Permits of Interest Issued November 11 through 19, 2020 Residential

New Single Family Detached

2001 Pimmit LLC, 3684 Centerview Drive, #120, Chantilly, VA 20151; for 1 \$300,000 SFD at 2001 Pimmit Drive, tax map 040-1-13-0073 (contractor: The Evergreene Cos. LLC, 3684 Centreville Drive, #120, Chantilly 20151);

Andrew Black, 7903 Foxhound Road, McLean, VA 22102; for 1 \$350,000 SFD at 6932 Hector Road, tax map 021-4-13-0040 (contractor: Focal Point Homes LLC, 6756 Old McLean Village Drive, McLean, VA 22101);

Ann Fulenwider, 6805 Dean Drive, McLean, VA 22101; for 1 \$400,000 SFD at 6805 Dean Drive, tax map 030-4-20-0022 (contractor: PDX Kitchen & Bath LLC, 5614 33rd Street North, Arlington, VA 22207);

Apex Custom Builders Inc., 311 George Street, SW, Vienna, VA 22180; for 1 \$250,000 SFD at 311 George Street;

Christopher at the Meadows at Rose Hill, 10461 White Granite Drive, Suite 100E, Oakton, VA 22124; for 2 \$250,000 SFD at 4504, 4506 Lark Lane, tax map 092-1-18-0004, 092-1-18-0003;

Clarene Vickery, 1005 Ware Street SW, Vienna, VA 22180; for 1 \$350,000 SFD at 1005 Ware Street, tax map 048-2-05-0005C1 (contractor: Sekas Homes Ltd., 407 L Church Street, NE, Vienna, VA 22180);

Drees Homes of DC Inc., 8551 Rixlew Lane, Suite 230, Manassas, VA 20110; for 1 \$225,000 SFD at 16754 Lord Sudley Drive, Centreville, tax map 052-1-04-0049;

Gregory Cleveland, 634 Walker Road, Great Falls, VA 22066; for 1 \$1,200,000 SFD at 10241 Akhtamar Drive, tax map 007-4-13-01-0002 (contractor: Evolution Design Build LLC, 11051 Ring Road, Reston, VA 20190);

Inova Homes LLC, 3609 Chain Bridge Road, Suite C, Fairfax, VA 22030; for 1 \$250,000 SFD at 2008 Oswald Place, tax map 039-2-06-0146 (contractor: Green Valley Construction LLC, 3609 Chain Bridge Road, Fairfax, VA 22030);

M and K Design and Consulting LLC, 6330 Halsey Road, McLean, VA 22101; for 1 \$150,000 SFD at 3411 Jermantown Road, tax map 047-3-07-0114;

Michael Harris, 15825 South 1st Avenue, AZ 85045; for 1 \$350,000 SFD at 2038 Freedom Lane, tax map 041-1-19-0080 (contractor: Focal Point Homes LLC, 6756 Old McLean Village Drive, McLean, VA 22101);

Nathan Cowles, 10675 Main Street, Fairfax, VA 22030; for 1 \$600,000 SFD at 1122 Ormond Court, McLean, tax map 021-4-21-0037 (contractor: Courtland Homes, LC, 10675 Main Street, Fairfax, VA 22030);

Patrick Bullis, 211 Center Street N, Vienna, VA 22180; for 1 \$700,000 SFD at 211 Center Street, tax map 038-2-02-0116 (contractor: Vienna Development Alliance LLC, 130 Woodview Circle, SW, Vienna, VA 22180);

Pond Mist Way 2 LLC, P.O. Box 1208, Vienna, VA; for 1 \$350,000 SFD at 3180 Pond Mist Way, tax map 035-2-26-0001 (contractor: Sekas Homes Ltd., 407 L Church Street NE, Vienna, VA 22180);

Toll Mid-Atlantic LP Co., 250 Gibraltar Road, Horsham, PA 19044; for 1 \$400,000 SFD at 9196 Farber Forge Court, tax map 019-4-30-0013;

U.S. Home Corporation, 14280 Park Meadow Drive, Suite 108, Chantilly, VA 20151; for 1 \$200,000 SFD at 9565 Sanger Street, tax map 107-4-29-0037;