

The FAIRFAX Newsletter

zoning modification is requested to provide one loading space (five required) for the multifamily building.

Pulte Files Plans for Midrise Residential on Tysons Site

Pulte Home Company LLC filed rezoning plans this month for a mid-rise residential development with up to 346 multifamily units on a commercial site in Tysons. The phased redevelopment—which will include both for-sale and rental housing, and 27,000-square feet of publicly-accessible open space—will serve as an “effective transition” between the higher-density core of Tysons and the lower-density neighborhoods to the south, according to a March 25th statement of justification filed by senior land use planner Bryan Clifford (DLA Piper).

“The redevelopment of this site as proposed presents a timely opportunity to rejuvenate the under-utilized, asphalt-covered site and transform it in the vision contemplated by the Comprehensive Plan for Tysons Urban Center with additional meaningful open space, the introduction of residential units to the quadrant, enhanced environmental features, critical multimodal transportation infrastructure, and a stepdown transition in density from the core of Tysons near Route 7 to the outer edges across Gallows Road,” it continues.

The 5.42-acre, boot-shaped site, currently occupied by a 1980s-era, eight-story office building and associated parking, sits at the northeast intersection of Gallows Road and Aline Avenue. Adjacent to the north is the Fairfax Square site, with its mix of commercial uses and structured parking; to the east, another eight-story office building and an above-grade garage. The applicant is the contract purchaser of the site—“uniquely situated” at the southern edge of the Tysons Urban Center yet walking distance to two metro stations—which was acquired by the Meridian Group for \$34 million last March.

Pulte Homes is proposing a two-phase redevelopment, led by two condominium buildings (86 units, 14 of which will be workforce dwelling units), each four stories atop podium parking and rising to a maximum of 60 feet. First-phase development will include a 14,000-square foot urban park, and also allows for the existing office building and associated parking to remain open during construction. The second phase will include a five-story multifamily building with up to 260 units (25 to 27 WDUs) rising to a maximum of 75 feet, as well as a structured parking garage

and the delivery of two new public streets. Another 13,100-square feet in publicly-accessible open space will be delivered, which will be oriented toward the edge of the property and connect to existing and future public streets.

“These key design features will create a sense of permeability between the public and private realm with regard to the park spaces, which is critical to their vibrancy and use,” reads the statement.

The rezoning (from C-3 to PTC) will be developed to an overall FAR of 1.65 to 1.80; the mixed-use development option under the comprehensive plan guidance for the Old Courthouse Subdistrict site permits up to a 1.5 FAR, with bonus density available beyond that baseline.

The applicant approached the surrounding property owners regarding consolidation; however, at this time “there was no interest in consolidation or bringing forward a coordinated development plan,” according to the statement.

Pulte Homes did secure an endorsement from the adjacent Fairfax Square ownership for the proposed internal street network “as a means to functionally integrate both sites in the future, improve multimodal connectivity, and continue the creation [of] developable, pedestrian-scaled blocks,” according to the applicant.

Board Approves Changes to the Zoning Ordinance over Community Concerns with Neighborhood Impact

After three years of review and more than 100 public hearings, the county board this month approved the zoning ordinance modernization project—the first major overhaul to the county code in over 40 years. The updated ordinance, a streamlined, more-user friendly document that reflects current development trends, will go into effect on July 1st.

“In the intervening 40 years our county has doubled in population and technology has changed how we live in in our community,” said Mason Supervisor Peggy Gross at the March 23rd public hearing. “This proposed zoning ordinance modernization is...planning for the future, not the past.”

The issues that generated the bulk of the discussion at the planning commission and county board public hearings were largely of concern to HOAs and private citizens: changes to the accessory living unit (ALU), home-based