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similar modification was approved at its 156-unit Mission Lofts project at 5600 Columbia Pike, which allowed maximum flexibility to “shift between use types without the need for additional inspections or approvals,” according to the statement in support.

Commission OKs Density Reduction at Kingstowne Multi-Family Site

The planning commission this month greenlit the Halle Companies’ plan to dial back the approved residential and retail density by nearly 25 percent at two infill parcels at the Kingstowne Towne Center. The first-phase development, which will be followed by another multi-family infill application at the southwest corner of the 35-acre commercial center, the applicant told the commission, will include 636 multi-family units, 11,900-square feet of retail, and a new urban plaza.

“I think this is ready to move forward to the board,” said Lee District Commissioner James Migliaccio at the January 15th planning commission hearing. “This is simply a reduction in density in the heart of Kingstowne and it will provide the public plaza that everyone is looking for in phase one.”



Kingstowne M&N LP; Overall Site Map

Source: PCA 84-L-020-26 Staff Report (1/15/2020)

The 5.64-acre site, currently used as surface parking for the surrounding retail and office uses, sits along the northern edge of the 35-acre Kingstowne Towne Center along Kingstowne Village Parkway. The PDC-zoned property, known as Parcel M/N in the redevelopment plans, is situated between two nine-story office buildings to the west and east, the rear loading areas of the power center to the south, and a vegetated buffer

along the single-family neighborhood to the north. The redevelopment site extends southeast to include an existing hardscaped plaza opposite the movie theater, which will be redeveloped into a more active urban open space.

In 2016, the applicant secured approval for four multi-family buildings comprising 800 units atop 68,000-square feet of ground floor on Parcels M/N, replacing a previous entitlement for 1.2 million-square feet of office development. When that level of residential and retail density proved a poor fit for today’s market, Halle Cos. returned this summer with a “more realistic and attractive plan,” attorney Tony Calabrese (DLA Piper) told the commission. The proposal, which comes with the approval of the Kingstowne Residential Owners Corporation and neighboring Eton Square residents, includes the added benefit of a 44-percent reduction in estimated car trips, he said.



Kingstowne M&N LP; Site Plan

Source: PCA 84-L-020-26 Staff Report (1/15/2020)

“The [approved plan] was a bit more intense than was necessary for this site and, frankly, too costly in terms of the market,” Calabrese added.

Concept plan drawings by J. Davis Architects show two eight-story multi-family buildings on either side of an above-grade, approximately 890-space parking deck: the Phase I Building (349,000 square feet) will feature 300 units and 9,900-square feet of ground-level retail situated across from the revamped urban plaza, followed by the Phase II Building (376,000 square feet) with 346 multi-family units and 1,500-square feet

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of retail space. Halle Cos. has not yet decided whether to market the building as rental or condominium; however, Calabrese told the commission that “if we were building it today, it would probably be rental.”

The contemporary design of the building, which ranges in height from 65 to 150 feet, will feature a beige masonry base and two-tone design for the floors above with varied roofline and series of bay projections that break down the massing of the 600-plus-foot frontage along Kingstowne Village Parkway. The multi-family complex will feature two private interior amenity spaces, with access to the parking garage via Kingstowne Village Parkway.



Kingstowne M&N LP; Rendering (from southeast)
Source: PCA 84-L-020-26 Staff Report (1/15/2020)

The proposed 0.75-acre public open space headlines the community benefits package, which also includes a \$969,000 contribution to the county park authority, an \$887,000 contribution to schools, a 10-percent set aside for seniors (65 and up), and 78 workforce dwelling units. The park space, which today is a passive hardscaped plaza, will be activated via moveable chairs and seating, a summer splash pad, and a winter ice rink, according to Calabrese, and will be completed as part of the first phase.

“It will be the gathering spot outside the movie theater once it gets built, and I hope it gets built quickly,” said Migliaccio.

With the scaled-down first-phase plans heading to the county board for expected approval, the applicant can begin entitlement work on Parcel O, which is located at the southwest corner of the town center and currently occupied by a vacant commercial center and surface parking. Preliminary

drawings show a five-story multi-family building wrapping a structured parking garage on the southern half of the subject site, with the parking to remain on the northern half.



Kingstowne M&N LP; Park Rendering
Source: PCA 84-L-020-26 Staff Report (1/15/2020)

150-Unit Affordable Senior Housing Project Heads to County Board

The planning commission also recommended approval of an all-affordable housing project for seniors on a county-owned parcel in Franconia. The 150-unit project, which is the product a public-private partnership between the county and the Arlington Partnership for Affordable Housing (APAH), will go before the county board later this month.

“I believe that this, which is the first application for APAH outside of Arlington County, is exactly what we need in Fairfax County,” said Lee District Commissioner James Migliaccio at the January 15th public hearing. “We are sorely in need of senior housing, especially affordable senior housing.”



APAH Oakwood LLC; Site Map
Source: PCA 85-L-006 Staff Report (12/31/2019)