



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

SCREENING  
CPN22-HM-012  
KOONS TYSONS

Address/Tax Map Parcels: 2000 and 2050 Chain Bridge Road  
Tax Map Parcels 29-3 ((1)) 31A and 31B

Nominator: Comstock

Supervisor District: Hunter Mill  
Planning Area: Area II  
Planning District: McLean Planning District, Tysons Urban Center, Tysons Central 7 District - South Subdistrict

Acreage: 14

Current Plan Map/Text: Base Plan: Auto sales and retail uses. Option: Residential Mixed Use - Mix of uses with 75% or more residential (western portion of subject property); Transit Station Mixed Use - Mix of uses with up to 65% office (eastern portion of subject property)

[Nomination:](#) Mix of uses with 85% multi-family residential use and 15% retail uses

Comprehensive Plan Considerations:

The subject site is located at the western corner of the intersection of Chain Bridge Road (Routes 123) and Leesburg Pike (Route 7), and adjacent to the Greensboro Metrorail Station, and is developed with the Koons auto dealership. The adjacent parcels are developed with the Tysons Square Shopping Center to the north and a mid-rise office building with a parking garage to the west. Across Route 7 to the northeast are the Lumen, a high-rise residential building, and the Boro, a mixed-use development consisting of high-rise office and residential with ground floor retail use. The area across Chain Bridge Road to the south is developed with mid-rise office, a hotel, and single-story shopping centers with surface parking.

The adopted Plan's Concept for Future Development designates Tysons as the County's Urban Center, which is envisioned as a dynamic area marked by the socioeconomic diversity of residents and workers; a wide range of opportunities and activities; the quality of buildings, aesthetics, and open spaces; and connections and accessibility for all. The framework for future development in Tysons including encouraging transit-oriented development (TOD) areas surrounding four Metrorail stations, improving the jobs/housing balance, providing diverse and affordable housing, incorporating community benefits, and creating excellence in the public realm. The site is located within the South Subdistrict of the Tysons Central 7 TOD District, an area envisioned as a civic center with a great public space and public buildings, along with a mix of residential and commercial uses. The land use plan map for the Tysons Central 7 TOD District shows this public space to the north of the site. Within the South Subdistrict, high intensity office uses are envisioned to be located closest to the Metro station, with the area transitioning to a higher proportion of residential use away from the Metro station. The South Subdistrict contains two mixed use land use categories, Transit Station Mixed Use (TSMU) and Residential Mixed Use (RMU), which bisect the eastern and western portions of the site respectively. Throughout all of the TSMU areas in Tysons, the plan recommends approximately 65% office uses. Individual sites in a TSMU area can be developed with more than 65% office use if other sites are entitled for development with lower proportions of office space. Additionally, individual developments within a TSMU area should have a residential component of 20% or more. Beyond the 65% office target across all of the TSMU areas, the plan does not provide a minimum office use component, and areawide guidance indicates that land use mixes will vary by TOD district and subdistrict. RMU areas are primarily planned for residential uses with a mix of other uses, including office, hotel, arts/civic, and supporting retail and services. It is anticipated that the residential component

should be on the order of 75% or more of the total development. Of note, the adopted Plan envisions the extension of Boone Boulevard onto the nominated property as a major circulation improvement, which the plan notes should be designed and constructed with redevelopment along the alignment. Additionally, the plan recommends consolidation of at least 20 acres within this area to achieve the envisioned civic center core area. Consolidations of less than 20 acres should demonstrate that the Tysons Areawide Land Use Performance Objectives for parcel consolidation can be achieved, including demonstrating how adjacent parcels can redevelop in line with the Plan, commitments to the grid of streets, urban design provision of parks, open spaces, recreation facilities, and public facilities.

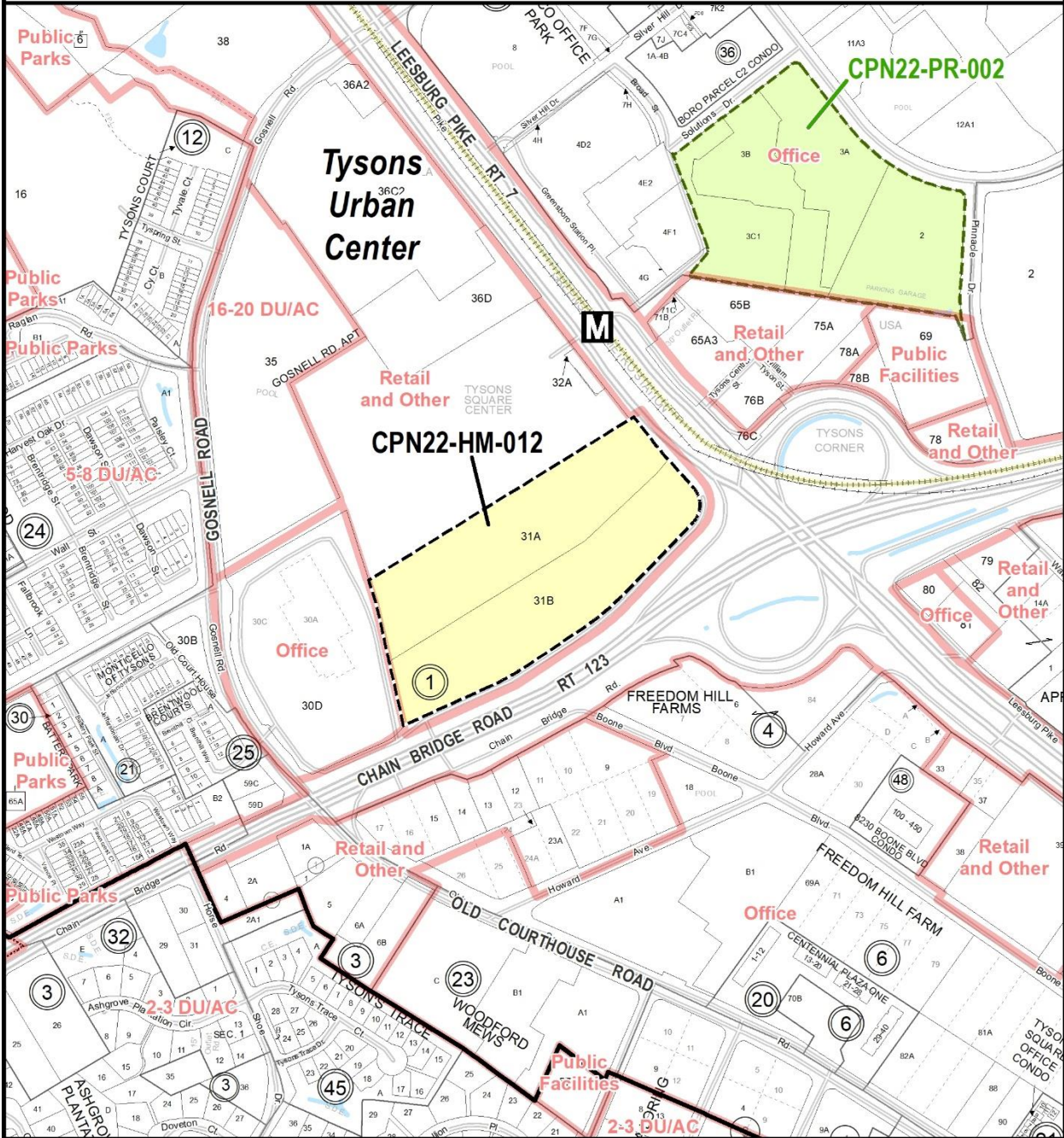
The nomination proposes a mixed-use development consisting of 85% multifamily and 15% retail use. An illustrative concept plan submitted with the nomination depicts several residential blocks in the eastern area, nearest to Metro and along the Chain Bridge Road frontage, and a big-box retail use in the western portion of the site. The concept plan also depicts the planned extension of Boone Boulevard, which the statement of justification indicates would be implemented following the at-grade reconstruction of the Route 7 and Chain Bridge Road intersection. Office use is not proposed with the nomination.

The adopted Plan provides flexibility to consider land use mix on an individual development project basis, however, the location of the retail use, which is proposed in the RMU portion of the property, may run counter to the goal of providing a predominance of residential use within this area. If the nomination is added to the Work Program for formal review, additional information should be considered to determine the current status of the areawide target for office use in the Tysons TSMU areas, relative to the subject site and two other site-specific nominations proposing to decrease the percentage of office and increase the percentage of residential use in TSMUs. These are Nomination [CPN22-PR-002](#) for the Boro East north of the subject site in the Tysons Central 7 North Subdistrict, and [CPN22-PR-003](#) in the Tysons East District. Additional consideration should include the appropriate amount of retail use within the RMU area, the performance objectives for parcel consolidation, and the location of the planned Boone Boulevard extension.

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

# CPN22-HM-012

## Koons Tysons



CPN22-HM-012    Land Unit    Adjacent SSPA Nominations    Baseline Plan Recommendation