



FAIRFAX COUNTY  
 SITE-SPECIFIC PLAN AMENDMENT PROCESS  
 COUNTYWIDE

SCREENING  
 CPN22-LE-004  
 INOVA -Springfield Center Drive

Address/Tax Map Parcels: Springfield Center Drive  
 Tax Map Parcels 90-4 ((1)) 11C

Nominator: Tim Sampson, Inova Health Care Services

Supervisor District: Franconia  
 Planning Area: Area IV  
 Planning District: Springfield Planning District, S7 Springfield East Community Planning District,  
 Franconia-Springfield Transit Station Area (TSA), Land Unit P

Acreage: 5 acres

Current Plan Map/Text: Industrial uses up to 0.35 Floor Area Ratio (FAR)

Nomination: Residential and/or continuing care use up to 1.5 FAR

Comprehensive Plan Considerations:

The subject site is located on a vacant and heavily vegetated parcel on Springfield Center Drive. The surrounding industrial/office park is largely planned for and developed with light industrial and office uses. Land uses adjacent to the site include the Northern Virginia Community College (NOVA) Medical Education Campus to the northwest, the Transportation Safety Administration’s (TSA) newly constructed headquarters to the north, light industrial uses to the northeast and southeast, and vacant, vegetated land and floodplain to the south surrounding Long Branch stream valley. The parcel to the northeast, currently used as a warehouse and distribution center, is planned for office use up to 2.0 FAR and approved for 517,000 sf of a commercial use for business service and supply services. The General Services Administration (GSA)-Parr Warehouse, located northwest of NOVA’s campus, is a federally owned warehouse facility. The tributaries of the Long Branch stream valley separate this area from the Franconia-Springfield Metro Station and Joe Alexander Transportation Center to the northeast, and from Loisdale Estates, a single-family detached residential neighborhood, to the south. Windsor Estates, a single-family detached residential neighborhood, is located east of the nomination site across the CSX Railroad/Virginia Passenger Rail Authority right of way.

The Comprehensive Plan’s Concept for Future Development notes this area as Transit Station Area, one of several mixed-use centers located around the fourteen Metrorail stations in the County. Generally, TSAs promote a land use pattern that supports Metrorail by encouraging a mix of uses in a compact, pedestrian-friendly urban form within walking distance of the Metrorail station, and provide opportunities for non-automobile dependent development to occur in a manner that is compatible with and helps maintain the viability of the existing nearby land uses. Recommendations for development of the area within the Franconia-Springfield TSA are intended to take advantage of these transportation opportunities while maintaining the viability of nearby land uses.

The nomination proposes to increase the base level recommendation from 0.35 FAR to 0.50 FAR, which would mirror the applicable zoning development standard and an adopted plan option level for biotech/research and development use for the surrounding parcels, and to add an option for residential mixed use up to 1.5 FAR. The nomination suggests that the industrial plan recommendation does not reflect the best use of the parcel with consideration for other land uses established on nearby properties, and its close proximity to the transit center. Plan policy recommends that for transit-oriented development, the highest intensity of land uses be located within a quarter-mile radius from the Metro station platform with intensity tapering down to within a half mile radius or a five to ten minute walk. In this instance, an approximately five to ten minute walk from the Metro station platform would be made via a planned extension of Frontier Drive. Existing pedestrian access from the site to the Metro station would fall slightly short of the five to ten minute walkshed. Residential uses proposed at this site would be largely out of character and isolated because the site is immediately surrounded by the industrial uses, however, a nearby portion of the Industrial Park in Land Unit O,

