



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-PR-003
TYSONS EAST

Addresses: Lincoln: 1700 Old Meadow Road / Westgate: 7381 Colshire Drive / Taylor: No address assigned

Tax Map Parcels: Lincoln: 29-4 ((6)) 101A, Westgate: 30-3 ((28)) (2) 1, and Taylor: 30-3 ((28)) C3

Nominator: John McGranahan and Lynne Strobel

Supervisor District: Providence
 Planning Area: Area II
 Planning District: McLean Planning District, Tysons Urban Center, Tysons East
 Acreage: 13.5 acres total (Lincoln: 3.57 / Westgate: 1.8 / Taylor: 5)

Current Plan Map/Text: *Lincoln and Westgate:* Base Option: Office and Light Industrial uses up to 0.65 Floor Area Ratio (FAR); Redevelopment Option: in Transit Station Mixed-use (TSMU) areas, recommended use mix is 65% office with a residential component on the order of 20% or more. Within ¼ mile of Metrorail station, office use up to 2.5 FAR, and residential use is not subject to maximum FAR, provided traffic and other impacts can be mitigated.
Taylor: Office use up to 2.5 FAR, other uses within ¼ mile of the Metrorail station are not subject to maximum FAR, provided traffic and other impacts can be mitigated.

Nomination:
Lincoln: Residential uses and public park
Westgate: Hotel with office or residential uses with ground floor retail/service uses
Taylor: Senior living and Continuing Care Facility with ground floor retail/service uses

Comprehensive Plan Considerations:
 The nomination proposes land use changes for three separate sites (referred to as “Lincoln”, “Taylor”, and “Westgate” in the nomination and in this summary) that are all within a 1/2-mile radius of one another in the Tysons East District of the Tysons Urban Center, just south of Chain Bridge Road and Dolly Madison Boulevard from the Capital One Center Complex and McLean Metrorail Station. Nearby properties in Tysons East are developed with older low-rise buildings, and newer mid-rise to high-rise buildings with offices, multi-family residential uses, open space, hotels, retail, and other supporting uses. The Lincoln site is at the intersection of Old Meadow Road and Colshire Meadow Drive and contains a six-story office building constructed in 1977. The Westgate site is a vacant parcel at the intersection of Dolly Mason Boulevard and Anderson Road. The Taylor site is a vacant parcel located at the intersection of Colshire Meadow Drive and Colshire Drive, and just east of South Run Community Park.

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 includes 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. Areawide TOD guidance recommends office uses on sites within 1/4-mile of a Metrorail station up to 2.5 FAR (or higher through approval of a special exception), but other uses within the same area are not subject to a maximum FAR if development impacts can be mitigated. The three sites are located in the Tysons East TOD District, which is envisioned as the gateway to

Tysons from the east and planned for urban and office mixed use development, with the highest concentrations of development near the Mclean Metrorail Station.

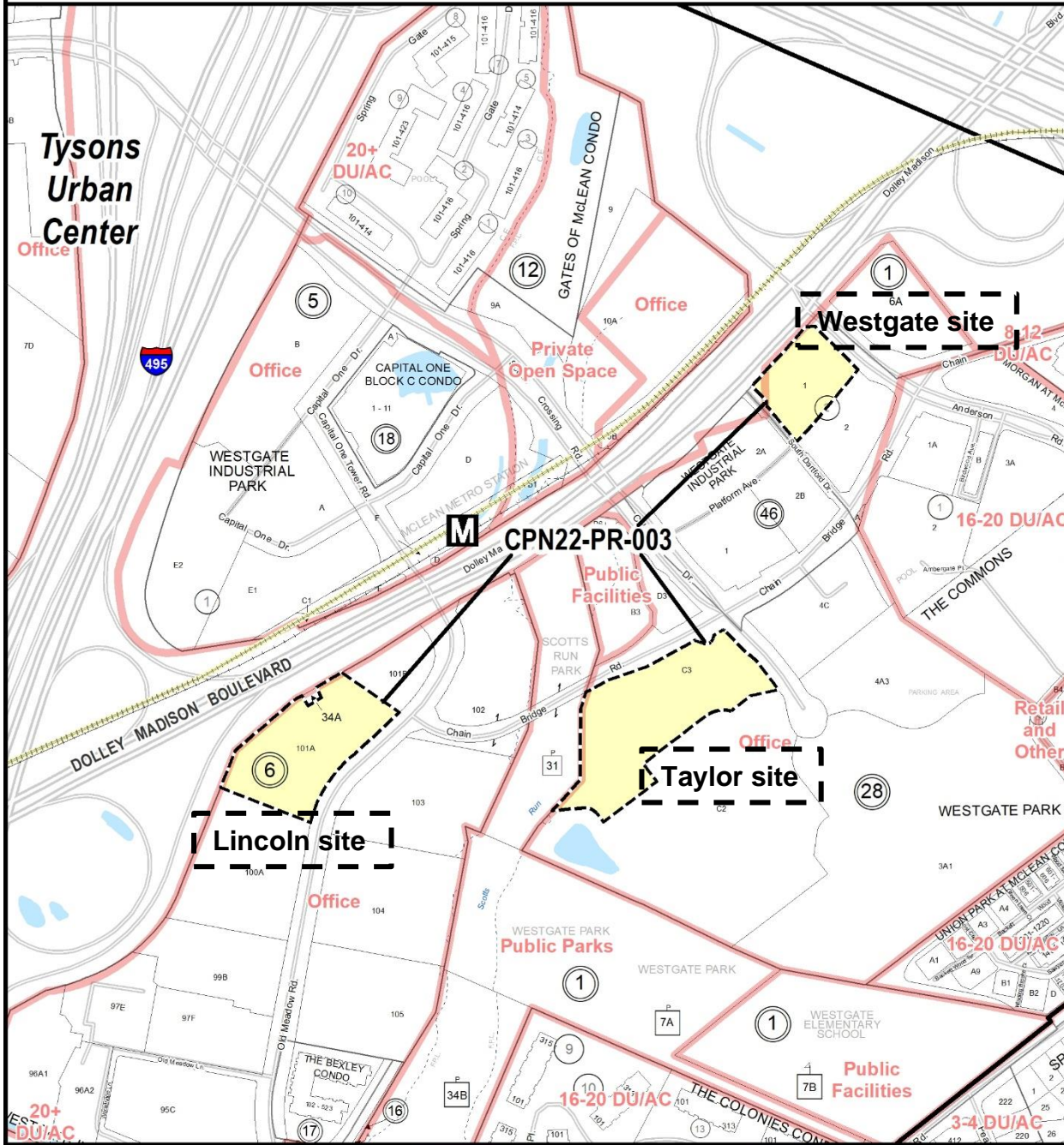
The Lincoln and Westgate sites are planned in the Old Meadow and Anderson Subdistricts respectively, both of which are envisioned to redevelop as urban residential neighborhoods with lively shopping streets, and a diverse range of land uses concentrated at their highest intensities nearest to the Metro Station, and an appropriately scaled networks of blocks, public open space, and grid of streets that promote convenient vehicular and pedestrian access. Lincoln and Westgate sites are further designated in the Transit Station Mixed Use (TSMU) area, a category for lands near Metrorail stations with a mixed-use recommendation. 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. The Tysons areawide guidance indicates that land use mixes will vary by TOD district and subdistrict. The nomination proposes multifamily residential uses and an adjacent public park on the Lincoln site. The Westgate site is proposed for mixed use development consisting of a hotel with either office use or multi-family residential uses, and ground-floor retail, restaurants, and services in an adjacent building.

The Taylor site is in Colshire Subdistrict, which is planned for substantial redevelopment with a more intense and diverse mix of uses that is predominately characterized by office use combined with residential, retail, public and institutional uses. The Taylor site is further designated in an Office category land use area, which recommends development that consists almost exclusively of office uses with supporting retail and service uses, such as hotels, daycare centers for adults or children, and restaurants. The nomination proposes a senior living residential use and Continuing Care Facility (CCF) with ground floor retail, restaurant, and service uses. Objective 2 of the Housing element of the Policy Plan recommends for senior housing to be developed in Mixed-Use Centers to help diversify housing stock and expand options for lower cost housing. CCFs are classified as institutional uses intended to provide a continuum of accommodations and service choices that seniors may rely on to age-in-place, and Appendix 14 of the Land Use element of the adopted Policy Plan states that CCFs may be established in areas that are planned for institutional, residential, mixed use, or commercial development.

Adopted plan guidance provides flexibility to support a variety of land uses on individual sites if areawide and subdistrict level goals can be achieved. 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 targets for office use in the Tysons Urban Center, relative to changes proposed on the nominated sites, and to site-specific nominations [CPN22-HM-012](#) and [CPN22-PR-002](#), both of which propose to decrease the percentage of office and increase the percentage of residential use planned for TSMUs in the Tysons Central 7 District.

CPN22-PR-003

Cityline Partners LLC (Tysons East)



CPN22-PR-003 Land Unit Baseline Plan Recommendation

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
MAP CURRENT TO OCTOBER 2022

OTPA_GRAPHICS\IS22_items\2022 Site Specific Plan Amendment Process\NOMINATIONS

