



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-SP-003
Fairfax Ridge Road

Address/Tax Map Parcels: 3877 Fairfax Ridge Road, 11225 Waples Mill Road
Tax Map Parcels 46-4 ((1)) 15B; 56-2 ((1)) 15C and 15D

Nominator: High Ridge TEI Equities, LLC (Lynne Strobel, Agent/Attorney)

Supervisor District: Springfield
Planning Area: Area III
Planning District: Fairfax Center Area Special Plan Area, Land Unit K
Acreage: 6.2 acres

Current Plan Map/Text: Base Plan: Office use up to 0.25 Floor Area Ratio (FAR)
Overlay Plan: Office use up to 0.50 FAR

Nomination: Residential use up to 1.5 FAR, consisting of two new multifamily buildings containing up to 400 residential units and up to 70 feet in height, The existing office building would be demolished and the existing parking structure would be retained and utilized for residential parking.

Comprehensive Plan Considerations:
The subject site consists of two parcels bordered by Fairfax Ridge Road and Waples Mill Road, generally located in the area comprising the southeast quadrant of the Route 50 and Interstate 66 interchange. The site, which contains two connected office buildings totaling 218k square feet (sf) and an associated parking structure, is directly adjacent to multifamily residential uses, including the 420-unit Fairfax Ridge condominium complex to the north and west, and the four-story, 150-unit Radiant at Fairfax Ridge apartment complex to the south. To the east, across Waples Mill Road, is an area planned and developed with office, institutional, and other non-residential uses.

The site and surrounding properties within the County are located within the Suburban Center (Non-core) portion of the Comprehensive Plan’s Fairfax Center Area Special Plan Area, in an area further designated as Land Unit K. The Plan’s Concept for Future Development classifies the Fairfax Center Area as a mixed-use Suburban Center, a land use category envisioned as a place to live, work, and play, with the greatest development intensity focused around a planned transit station in the median of I-66 near the Fair Oaks Mall, Fairfax Corner, and the County’s Government Center Complex. Non-core areas of the Suburban Center, such as the subject area, are planned for a variety of uses but generally at lower intensities than the core area. Land Unit K is planned at the overlay level for office use up to .50 FAR, with additional options supporting the Fairfax Ridge residential development, at 20 to 25 dwelling-units-per-acre (du/ac), and an adjacent residential use, at 16 to 20 du/ac. The residential uses that surround the subject property on three sides were all developed under the Plan’s Fairfax Ridge residential option, while the subject property was developed under the overlay office recommendation. The nomination proposes to replace the existing office uses with two new multifamily residential buildings, which would retain and utilize the existing parking structure. The proposal for up to 400 dwellings on 6.2 acres represents a density of approximately 65 du/ac, which is higher than was planned for the neighboring residential uses. Proposed residential development of this site should consider potential integration with the neighboring residential community.

There is one other SSPA nomination ([CPN22-SP-002](#)) located in Land Unit K which also proposes removal and redevelopment of an existing office use with residential uses, and there has been interest in potential redevelopment of other aging office uses in this land unit, all of which share a common land-unit-wide recommendation for office use with the subject site and have similar potential for redevelopment. Therefore, consideration could be given to a

