



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

SCREENING  
CPN22-SP-006  
Fair Lakes – Rock Creek

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Address/Tax Map Parcels: 12500, 12600 & 12700 Fair Lakes Circle  
Tax Map Parcels 55-2 ((1)) 6B, 11A1 & 11A2

Nominator: Rock Creek Property Group, LLC (DLA Piper LLP (US), agent)

Supervisor District: Springfield

Planning Area: Area III

Planning District/Special Area: Fairfax Center Area, Sub-unit E1

Acreage: 24.5 acres

Current Plan Map/Text: Baseline: Residential use at 1 dwelling unit per acre (du/ac)  
Overlay: Office mixed-use up to 0.25 Floor Area Ratio (FAR)  
Site-Specific Option: Up to 267k (square feet) sf of office use in addition to overlay recommendation, subject to conditions.

Nomination: Allow 1.1 million sf of residential use, consisting of a combination of townhomes, stacked townhomes, and multifamily residential structures. The residential planned intensity would require conversion of 297k sf of existing, built office intensity to be demolished and 267k sf of unbuilt entitled office intensity, as well as an additional 583k sf of new planned residential intensity.

Comprehensive Plan Considerations:

The subject site consists of three parcels located on the north side of Fair Lakes Circle, adjacent to Fairfax County Parkway to the north and Fair Lakes Parkway to the east. Each of the subject parcels contain an existing office building, which combined total 297k sf of office use. Parcel 6B also includes a portion of a regional stormwater management pond that serves a larger area. The site is accessed from multiple access drives connecting to Fair Lakes Circle.

The nominated parcels are located within Sub-unit E1 of the Comprehensive Plan's Fairfax Center Area Special Planning Area. Sub-unit E1 encompasses the majority of the Fair Lakes development area, located on both sides of Fairfax County Parkway, north of Interstate 66 (I-66), and south of the Greenbrier neighborhood. The area is developed with a mixture of office, residential, retail, hotel, and other uses. 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. Suburban Neighborhoods and Low-Density Residential Areas are located at the periphery of the Suburban Center. Sub-unit E1 (Fair Lakes) represents one of several other main nodes of activity within the Suburban Center. The sub-unit originally developed under an overlay recommendation for office mixed-use development up to .25 FAR, which established a goal of a 2 to 1 split between primary uses (office, hotel and retail) and residential uses, which were to remain secondary. Several additional development options were added to the Plan in the mid-2000s, including a site-specific option on the subject site for 267k sf of office use - which was entitled in a 2007 rezoning approval (PCA 82-P-069-15) but never constructed. The nomination proposes to demolish the existing office buildings on the site, and utilize a combination of that 297k sf of "reclaimed" overlay office intensity, the 267k sf of unbuilt entitled option office intensity, and an additional 700k sf of all-new residential planned intensity in order to develop up to 1.1 million sf of residential uses.

In addition to the subject nomination, two other SSPA nominations have been proposed within Sub-unit E1 ([CPN22-SP-001](#) and [CPN22-SP-004](#)), which propose similar Plan flexibility that would allow conversion of planned non-



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residential use potential to residential use. The three nominations combined could result in conversion of over 1 million sf of currently planned non-residential use potential to residential use, as well as adding over 600k sf of new planned residential uses. The cumulative effect of these proposals would fundamentally alter the envisioned mixture of uses for the Fair Lakes area as a whole, which envisions residential as a secondary use. Staff has also received inquiries from other Fair Lakes properties with an interest in residential redevelopment of existing office uses who did not submit nominations for the current SSPA cycle, and there are many other aging office and other non-residential uses within Fair Lakes which could be candidates for redevelopment. Should the nomination be added to the Work Program, a unified study of the planning for the entire Sub-unit would likely be recommended, in order to re-evaluate the desired mix of uses and determine what modifications to the Plan may be appropriate. Other considerations for this nomination include the loss of existing employment uses, compatibility/integration with neighboring office uses, and preservation of Resource Protection/Floodplain areas on the site.

