



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

SCREENING  
CPN22-PR-005  
HUNTERS BRANCH  
OFFICE COMPLEX

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Address/Tax Map Parcels:	9300 and 9302 Lee Hwy Tax Map Parcels 48-4 ((1)) 1E and 1G
Nominator:	Jill S. Parks (agent for BCSP Hunters Branch Fee, LLC and BCSP Hunters Branch Lessee, LLC)
Supervisor District:	Providence
Planning Area:	Area II
Planning District:	Vienna Planning District, Vienna Transit Station Area (TSA), Land Unit A
Acreage:	13.9
Current Plan Map/Text:	Land Use A: Mixed-use development to include multifamily residential units and office uses up to 0.50 FAR, and consideration for additional residential uses on undeveloped portions of Land Unit A at an average of 20-30 dwelling units per acre (du/ac) or a ratio of 1:1 (one office square foot for one residential square foot) if converting approved office use to residential uses.
<u>Nomination:</u>	Residential uses up to a density of 65-80 du/ac, including the potential for adaptive reuse of the existing office building for partial redevelopment, or redevelopment of the entire site for multi-family residential uses.

Comprehensive Plan Considerations:

The subject site is located at the northwest intersection of Nutley Street and Lee Highway (Route 29), approximately ½ mile from the Vienna Metrorail Station, and is comprised of two adjoining parcels with two, twelve-story office buildings that were constructed in the 1980s and two structured parking facilities. Adjacent sites to the north and west are planned for and developed with a mix of multi-family and single-family residential uses in two, four, and five-story buildings. The eastern portion of the site is heavily wooded, and contains the stream valley, floodplain, and Resource Protection Area (RPA) associated with Hunters Branch stream. Properties to the east, across Nutley Street, are planned for and developed with single-family detached dwellings, an electrical substation, and an automotive repair service. Development on the south side of Lee Highway consists of the Pan Am Shopping Center to the southeast which is subject to pending [Comprehensive Plan amendment study](#) to consider mixed use redevelopment, and townhomes to the southwest..

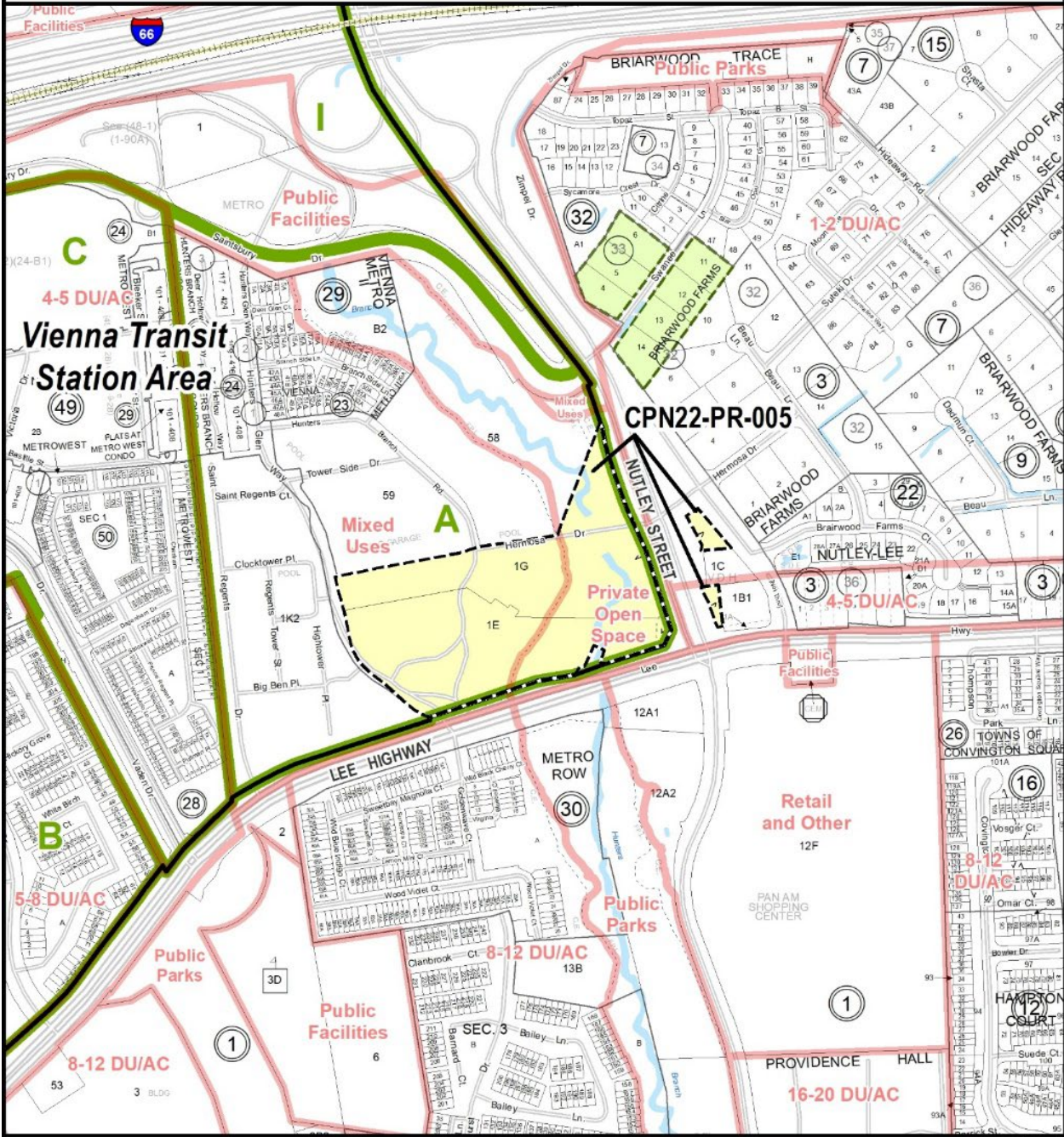
The Concept for Future Development notes the area as the Vienna Transit Station Area (TSA), one of several mixed-use centers located around the fourteen Metrorail stations in the County. Generally, TSAs promote a land use pattern that supports Metrorail by encouraging a mix of uses in a compact, pedestrian-friendly 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 Vienna TSA note that future development should provide facilities to encourage residents to access the station without using their private vehicles, including through installation of pedestrian/bike paths. Infill development within and surrounding the Vienna TSA should be of a compatible use, type, and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

The nomination proposes an option to allow redevelopment of residential uses with a density up to 65-80 du/ac under two potential concept plans. The first scenario proposes adaptive reuse of the two existing office buildings and replacing one of the two parking garages for a mix of residential uses to include age restricted independent living alongside supportive services of a Continuing Care Facility (CCF) and/or multi-family residential units. The second

scenario proposes replacing both office buildings and one of the parking structures with up to 1,124 multi-family residential units with buildings between seven to ten stories. The statement of justification notes that the nomination aligns with County goals by providing new housing opportunities near transit, generating economic development from an underutilized property, and providing a continuum of housing options for a range of incomes, age, and household sizes. The nominator's first scenario for redevelopment could potentially be in harmony with Appendix 13 of the Land Use element of the Policy Plan's guidance on repurposing commercial buildings, which establishes that the conversion of Office to Institutional Uses (including CCFs) and Residential Uses may be appropriate in TSAs. Such a conversion would need to achieve certain goals including compatibility with the surrounding neighborhoods, generation of fewer vehicular trips than the occupied office building(s) through improved multi-modal transportation access, and reduction of excess parking. Conversely, Scenario 2 could result in residential uses that are approximately three times the adopted intensity recommendations for the Vienna TSA - Land Unit A, and what is entitled and developed in the immediate surroundings. Given the site's environmental and topographical constraints, as well as the pattern of surrounding residential development, the proposed intensity for Scenario 2 would need careful consideration and attention to providing residential amenities, usable open spaces, and achieving the TSA's goals for compatible infill development.

# CPN22-PR-005

## Hunters Branch Office Complex



500 FEET

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

OTPA\_GRAPHICS\S22\_items\2022 Site Specific Plan Amendment Process\NOMINATIONS

