



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

SCREENING  
CPN22-SP-001  
Fair Lakes – Peterson Options

Address/Tax Map Parcels: (multiple addresses)  
Tax Map Parcels 45-4 ((21)) A1; 55-2 ((1)) 6A, 8A2; 55-2 ((4)) 12, 16, 19; 55-2 ((5)) A1, B, D4

Nominator: Peterson Companies (Andrew A. Painter, attorney/agent)

Supervisor District: Springfield

Planning Area: Area III

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

Acreage: (entire Sub-unit – approx. 530 ac.)

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)  
Development Options: Additional 1.07 million square feet (sf) in excess of 0.25 FAR overlay, subject to specific use maximums and additional guidance.

Nomination: Eliminate the use maximums of the adopted development options to permit the remaining unbuilt option potential to be utilized for any of the planned uses.

Comprehensive Plan Considerations:

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 Greenbriar 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. The subject nomination concerns specific development option recommendations which include maximum square-footages for each use category (up to 230k sf office/hotel, up to 140k sf retail, and up to 700k sf residential). A significant portion of the planned residential allocation of these development options is already being developed; however, the majority of the planned office/hotel and retail allocations have yet to be built. The proposal would remove the specific use allocations from the options and allow the utilization of the remaining unbuilt intensity for any of the planned uses, which would likely result in the utilization of much of the remaining office/hotel and retail potential for residential use. The adopted option recommendations allow the unbuilt potential under these options to be transferred throughout most of the sub-unit.

In addition to the subject nomination, two other SSPA nominations have been proposed within Sub-unit E1 ([CPN22-SP-004](#) and [CPN22-SP-006](#)) which propose similar Plan flexibility that would allow conversion of planned non-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.

