County of Fairfax, Virginia
Planning Commission Meeting
May 7, 2025
Planning Commission Action

PA 2023-00006 (SSPA 2023-IV-2S) – FRANCONIA TRIANGLE (S-9 BEULAH COMMUNITY PLANNING SECTOR RECOMMENDATION AREA #3) STUDY
(Franconia District)

PLANNING COMMISSION RECOMMENDATIONS:
On May 7, 2025, the Planning Commission voted 10-1 (Commissioner Thomas voted in opposition. Commissioner Bennett recused herself and was not present for the vote) to recommend to the Board of Supervisors the adoption of Plan Amendment SSPA-2023-IV-2S as shown in the Planning Commission handout dated May 7, 2025

ATTACHED DOCUMENTS:
Planning Commission handout dated May 7, 2025

MJ

DRAFT RECOMMENDED MODIFICATIONS
PLANNING COMMISSION HANDOUT
Plan Amendment SSPA-2023-IV-2S
Franconia Triangle Study
May 7, 2025

The following proposed text is based on the Staff Report for Plan Amendments **SSPA-2023-IV-2S**, dated January 17, 2025, Recommendation section.

Draft modifications to the staff report recommendation are shown in **bold with underline and blue highlight** for proposed additions and ~~**bold with double strike-throughs and blue highlight**~~ for proposed deletions. The staff report recommendations are shown in yellow with strike-through for proposed deletion of adopted text and underline for proposed additions to the adopted text.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Springfield Planning District, as amended through July 25, 2023, S9- Beulah Community Planning Sector, Land Use, page 89:

Land Use

The Beulah Planning Sector contains ~~stable~~ established residential neighborhoods. Infill development should be of a compatible use, type, and density and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

The area bounded by Franconia Road on the north, and Beulah Street and Grovedale Drive on the east and west, respectively, should develop as the community focal point for the greater Franconia area. The area is characterized by a mix of uses including office, community-serving retail, residential, ~~A cluster of~~ public facilities (including the Franconia Governmental Center), ~~community-serving office and retail uses,~~ and the historic Olivet Episcopal Church ~~are located here~~. A new Franconia Governmental Center and Kingstowne Library combined facility located south of Manchester Boulevard at Beulah Street and Silver Lake Boulevard is anticipated to be completed in 2025. Compatible redevelopment along with an urban park will help establish this area as a community focal point and complement the function of this area as a location for community activities and interaction.

Figure 37 indicates the geographic location of land use recommendations for this sector.

…

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Springfield Planning District, as amended through July 25,2023, S9- Beulah Community Planning Sector, Land Use, Recommendation #3, page 91:

3. ~~Within t~~ The area bounded by Franconia Road, Beulah Street, and Grovedale Drive, also known as the Franconia T~~t~~riangle, should develop as the community focal point for the greater Franconia area through compatible redevelopment with a mix of uses, public facilities, and an urban park that provide for community activities and interaction. The Franconia Governmental Center (relocating in 2025), Franconia Volunteer Fire Station, and historic Olivet Episcopal Church are planned for public facilities at the baseline level.~~,~~ T~~t~~he area located south and west of both the Franconia Volunteer Fire Station and the Franconia Governmental Center is planned for low intensity office use. Neighborhood-serving retail use up to ~~.25~~ .30 FAR is planned along Franconia Road.

   Option: As an option, the following uses may be considered subject to the development conditions outlined below:

   a. Tax Map Parcels 81-3 ((5)) 3A, 2A, 2B, 2C1 and 83-3 ((8)) 503 are planned for multi-family residential use up to 120 units inclusive of bonus related to affordable and workforce dwelling units. Compatible, ancillary community serving uses may also be appropriate to complement the residential use.

   b. Tax Map Parcels 81-3 ((5)) 15, 15A, 15B, 15C, 17C and 17D are planned for multi-family and attached residential use up to a maximum of 12 dwelling units per acre exclusive of bonus related to affordable and workforce dwelling units.

   c. Tax Map Parcel 81-3 ((5)) 16 may be appropriate for attached residential use subject to consolidation or coordination of development with the adjacent residentially planned parcels. Residential densities under this option should be similar to densities in bullet b. **Development on this parcel should integrate, to the greatest extent practicable, with the adjacent development option in bullet b, through a coordinated site plan, architectural consistency, and cohesive urban design.**

   d. With substantial consolidation, retail uses along Franconia Road may develop at 0.3 Floor Area Ratio (FAR). Redevelopment should provide adequate screening from residential uses.

~~In order to~~ To develop under the options above ~~either office or retail uses in the area~~, the following conditions should be met:

- Substantial parcel consolidation and a coordinated development plan that reflects ~~a superior~~ well-designed site layout and architectur~~eal design~~ should be ~~an~~ element~~s~~ of any development proposal. **As options are implemented separately within the Franconia Triangle, consideration should be given to consistency of site and architectural design within the Franconia Triangle to create a cohesive neighborhood.**

- Residential building heights should be limited to a maximum of four stories and no taller than 52 feet excluding rooftop equipment.

- The visual impact of any proposed non-residential development on the adjacent ~~stable~~ established, low density residential neighborhood to the east should be screened by using substantial landscaping, berms, and other effective and aesthetic screening techniques. No commercial uses should directly front on Beulah Street;

- Olivet Episcopal Church is a significant heritage resource listed in the Fairfax County Inventory of Historic Sites and should be preserved. A reconnaissance level field survey should be conducted prior to final design plans to identify other potential ~~and, if~~ significant ~~historic~~ heritage resources. If significant resources are found, an effort should be made to preserve them and, if possible, incorporate them into the proposed design through rehabilitation and adaptive reuse. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered ~~appropriate preservation measures should be incorporated into the design phase~~;

- An assessment of the health and condition of existing trees should be conducted on the site. Development should be designed to retain as many of the native and non-invasive trees that are good candidates for preservation;

- Residential development should provide a publicly accessible urban park that is coordinated between the developments, centrally located within the block, and provides interparcel connectivity. Pedestrian connectivity should be provided from Franconia Road and Beulah Street through the residential development to the centrally located urban park. Programming in the park should serve the residents of the developments and the surrounding community. Open space should also be provided on each development site to serve the respective residents;

- ~~Development should be designed to retain as many of the indigenous hardwood trees as possible. Pedestrian-oriented open space areas, such as an easily accessible urban park, should be incorporated as an element of the development plan; and~~

- An off-street shared use path with landscape buffers is recommended along Franconia Road. Along Beulah Street, separated bike lanes and sidewalks or a shared use path are recommended. On-road bicycle facilities and sidewalks are recommended for Grovedale Drive. Streetscape design should include adequate sidewalk and buffers widths and accommodate street trees where appropriate and ensure tree viability with adequate buffers;

- Roadway improvements necessary to ensure an acceptable level of service within the Franconia Triangle area affected by ~~the~~ redevelopment should be provided, and;~~.~~ site design should accommodate interparcel access for vehicles and pedestrians to the

extent possible. The design of the internal circulation pattern and the location of related access points should be planned to minimize the traffic impact on the adjacent residential area.

- Stormwater quantity and quality control measures should be provided that are more extensive than County minimum requirements. Development and redevelopment projects should reduce stormwater runoff to that of a good-forested condition, to the extent feasible. Stormwater control measures should be provided with the goal of retaining and managing stormwater onsite, minimizing downstream flood risk, reducing total runoff volumes, and significantly delaying the entry of stormwater runoff into the stream system.

Tax Map Parcel 81-3((5))13 on Grovedale Drive, may also be appropriate for retail use up to ~~.25~~ .30 FAR.

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Springfield Planning District, as amended through July 25, 2023, S9- Beulah Community Planning Sector, Figure 39, Parks and Recreation Recommendations, page 95:

FIGURE 39
PARKS AND RECREATION RECOMMENDATIONS
SECTOR S9

PARK CLASSIFICATION	RECOMMENDATIONS
NEIGHBORHOOD PARKS:	Neighborhood Park facilities should be provided in conjunction with new residential development. An Urban Park should be provided in conjunction with ~~commercial~~ development in the area of the Franconia Government Center.
COMMUNITY PARKS:	This sector lies within the service area of Beulah Community Park.
DISTRICT PARKS:	This sector is currently not served by a District Park.

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map will not change.

COUNTYWIDE TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.