County of Fairfax, Virginia
Planning Commission Meeting
March 11, 2026
Planning Commission Action

PLAN AMENDMENT SSPA 2023-I-2B (PA-2023-00019) – CAVALIER CLUB
(Mason District)

PLANNING COMMISSION RECOMMENDATIONS:
On March 11, 2026, the Planning Commission voted 12-0 to recommend to the Board of Supervisors the adoption of the staff recommendation for Plan Amendment SSPA 2023-I-2B, found on pages 21-27 of the Staff Report dated February 18, 2026.

ATTACHED DOCUMENT:
Staff Report dated February 18, 2026

CD

PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: SSPA 2023-I-2B
February 18, 2026

GENERAL LOCATION: Northwest corner of the intersection of Wilson Blvd. and McKinley Rd. Adjacent to the municipal boundaries of Arlington County to the north and east, and the City of Falls Church to the west.

SUPERVISOR DISTRICT: Mason

PLANNING AREA: Area I

PLANNING DISTRICT: Baileys

SPECIAL PLANNING AREA: Seven Corners Community Business Center (CBC), Land Unit E

PARCEL LOCATION: Tax Map Parcel 51-3 ((1)) 43

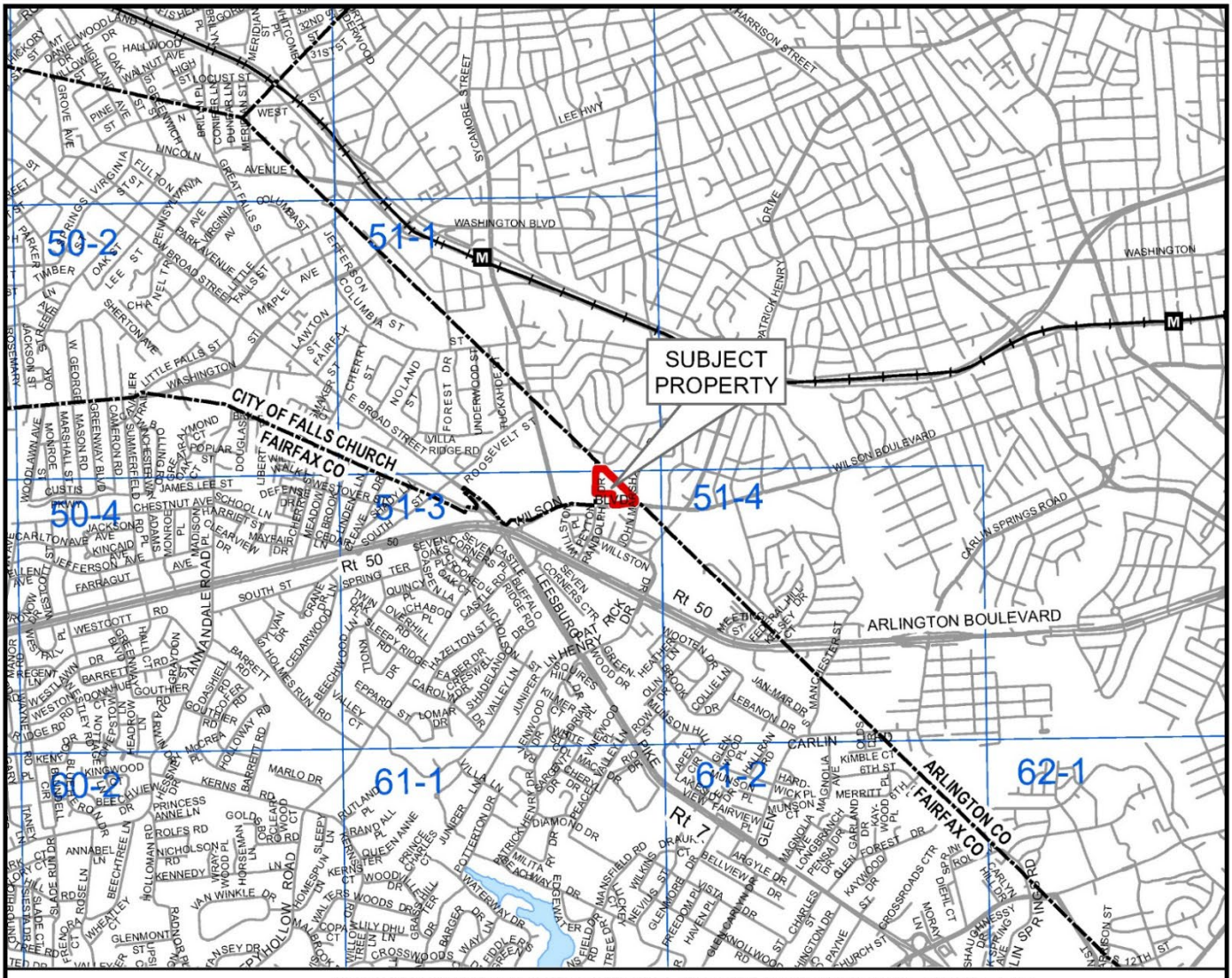
For additional information about this amendment call (703) 324-1380.

PLANNING COMMISSION PUBLIC HEARING:
Wednesday, March 11, 2026 @ 7:30 P.M.

BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, May 5, 2026 @ 4:00 P.M.

PLANNING STAFF DOES RECOMMEND THIS ITEM FOR PLAN AMENDMENT

Reasonable accommodation is available upon 48 hours notice. For additional information about accommodation call the Planning Commission office at (703) 324-2865, or the Board of Supervisors office at (703) 324-3151.

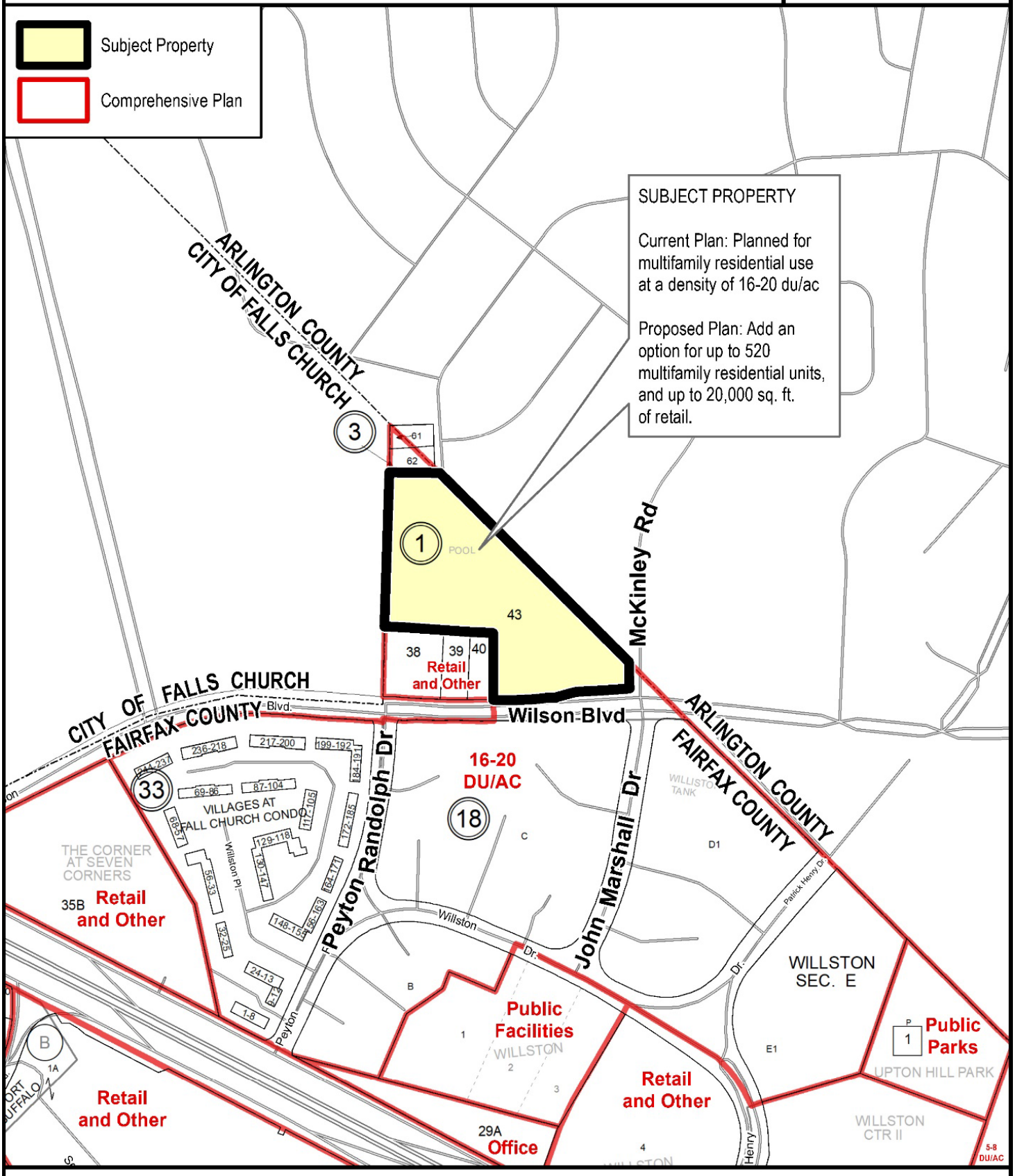


PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
SSPA 2023-I-2B Cavalier Club

CURRENT PLAN AND PROPOSED CHANGE

PARCEL LOCATION MAP SHOWING CURRENT PLAN AND PROPOSED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

ITEM: SSPA 2023-I-2B



400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO JUNE 2024

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STAFF REPORT FOR PLAN AMENDMENT SSPA 2023-I-2B

BACKGROUND

On April 11, 2023, the Fairfax County Board of Supervisors ("Board") authorized Plan amendment SSPA 2023-I-2B for Tax Map Parcel 51-3 ((1)) 43 located at 6200 Wilson Boulevard, Falls Church, VA 22044. This Plan amendment considers adding a Plan option for a mix of uses, including up to 20,000 square feet of retail and an increase in residential potential up to 300 additional multifamily dwelling units, resulting in a total of up to 520 residential units on the property. The existing residential structure, with 220 units, is proposed to remain.

The Plan amendment is under review concurrent with Rezoning application RZ/FDP-2024-MA-00013, which proposes rezoning the property from the R-20 (Residential, twenty dwelling units per acre) to the PRM (Planned Residential Mixed-Use) District to accommodate up to 250 additional multifamily dwelling units and 5,000 square feet of retail use. Any recommendation for this Plan amendment should not be construed as a favorable recommendation by the Board, the Planning Commission, or staff on the proposed zoning applications and does not relieve the applicant from compliance with the provisions of all applicable ordinances, regulations, and adopted standards.

CHARACTER OF THE SITE

The subject property (Figure 1: *Subject Property and Surrounding Area)* is in Land Unit E of the Seven Corners Community Business Center (CBC) and is adjacent to the municipal boundaries of Arlington County to the north and east, and the City of Falls Church to the west. The 5.64 acre parcel is located at the intersection of McKinley Road and Wilson Boulevard. The Cavalier Club property is bisected by the Fairfax County and Arlington County boundary, with the existing multifamily building and surface parking located on the Fairfax County side. Additional surface parking is located on the Arlington County side. The existing multifamily building has approximately 2,600 square feet of retail and 220 multifamily residential units. The property is planned for multifamily residential at a density of 16-20 dwelling units per acre (du/ac) and zoned R-20.

CHARACTER OF THE AREA

NORTH/EAST: The area north and east, in Arlington County, is planned for Residential with a density range of 1-10 du/ac according to the Arlington County General Land Use Plan (GLUP). The zoning district is Multiple Family Dwelling District RA8-18. The area is predominantly developed with single-family detached residential neighborhoods as well as a house of worship.

Two parcels, north of the subject property, are bisected by the Fairfax County and Arlington County boundary. These parcels are each developed with a single-family house, planned for residential at 20 du/ac, and zoned R-4 (Residential, four du/ac).

SOUTH: The three parcels to the southwest are developed with a Jiffy Lube car repair shop and a small retail shopping center. This area is planned for retail use at an intensity of .25 Floor Area Ratio (FAR) and is zoned C-5 (Neighborhood Commercial Retail) and C-6 (Community Retail Commercial). To the south, across Wilson Boulevard, is the East Falls Apartments complex which is planned for residential use at 20 du/ac and is zoned R-20. This area is planned to be a part of the Willston Village Center that is envisioned in the Seven Corners CBC Plan as an Opportunity Area.

WEST: West of the subject property, within the City of Falls Church, are several commercial retailers, including BJ's Wholesale Club, a small commercial shopping center with a mix of neighborhood-serving stores, such as restaurants, a hair salon, and a barbershop, as well as a Shell gas station. The area is planned for light industry uses and zoned for business uses. This area is also planned as the Eastern Gateway/7 Corners Opportunity Area and is designated as part of the East End Revitalization Area.

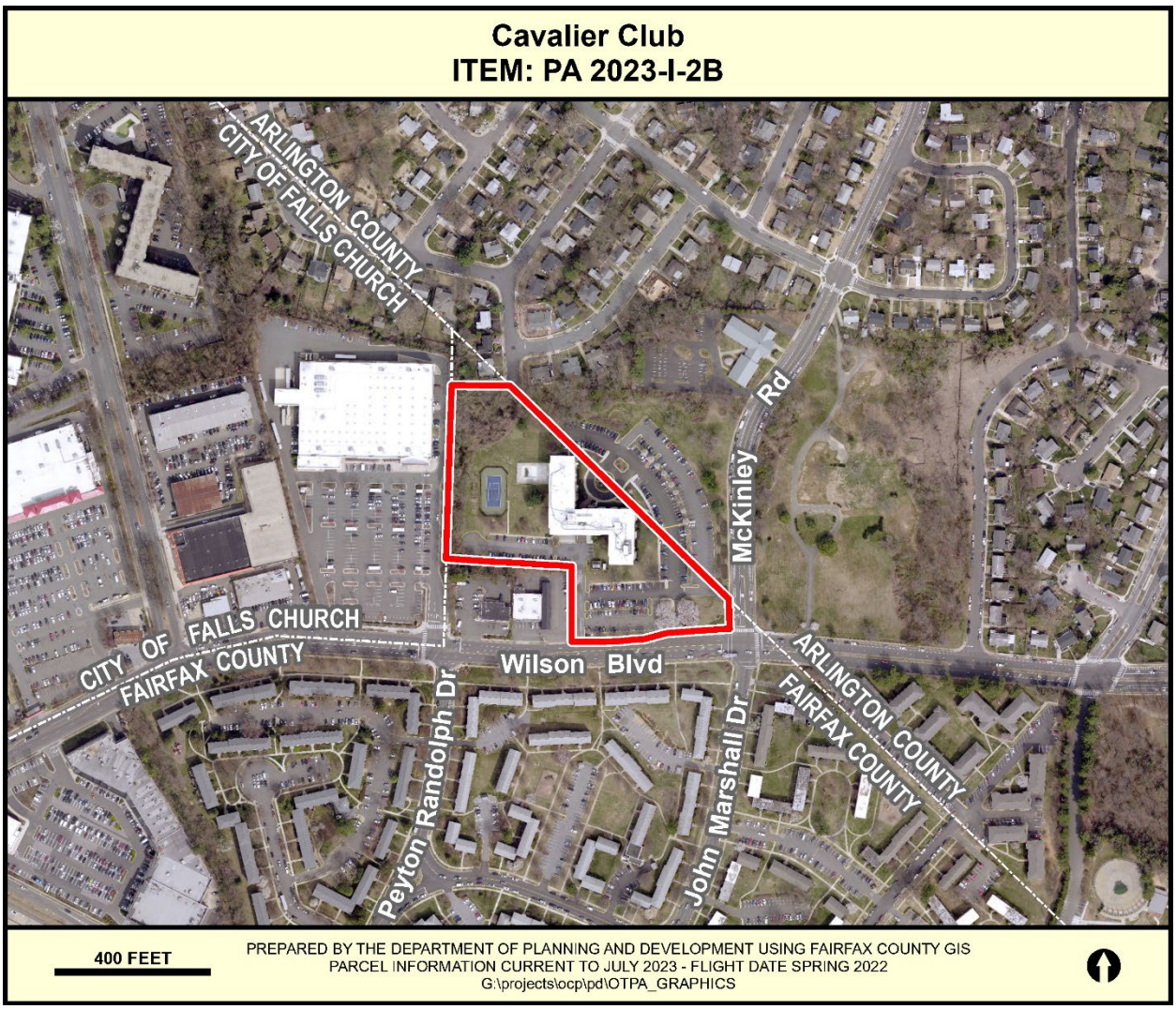


Figure 1: Subject Property and Surrounding Area

PLANNING HISTORY

Recognizing the age of many structures in older commercial areas throughout the county, and the opportunities and constraints of commercial revitalization and redevelopment in these areas, the Fairfax County Board of Supervisors initiated a commercial revitalization program in 1986 designating the Seven Corners area as part of a revitalization area.

In 1998, the Board designated the Seven Corners CBC as a special study area for the purpose of considering changes to the Comprehensive Plan. This enabled a later amendment of the Plan to encourage and support community revitalization efforts. Also in 1998, the Board designated the area comprising the Seven Corners CBC as part of the Baileys Crossroads/Seven Corners Commercial Revitalization District (CRD). Commercial Revitalization Districts are established in the Zoning Ordinance to encourage economic development activities in the older commercial

areas of the county. The districts provide specific regulations that are designed to facilitate the continued viability and redevelopment of these areas, while providing flexibility for development and redevelopment in these areas along with urban design measures such as streetscape and landscaping.

In 2012, a series of visioning workshops were held on the future of Seven Corners. As a result of those workshops, a Land Use and Transportation Task Force, a Quality of Life Working Group, a Connectivity Working Group, and an Opportunity Area C Special Working Group were created to develop recommendations for this area. Based on this work, the Board authorized another amendment in 2013 that provided Comprehensive Plan guidance that directed redevelopment in certain areas (Opportunity Areas) of the CBC by providing greater flexibility in uses and ways to achieve development potential. It also updated Plan guidance related to affordable housing, urban design, parks, stormwater management, heritage resources, public facilities, and transportation, particularly related to the proposed Ring Road.

The Cavalier Club building itself was constructed in 1965. Since the Planning Horizons process of the 1990s, and the creation of the Seven Corner CBC Plan, the subject property has been planned for multifamily residential at a density of 16-20 dwelling units per acre. There have been no further site-specific Plan amendments on the subject site.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2017 Edition, Area Plans, Area I, Baileys Planning District, as amended through September 10, 2024, Seven Corners Community Business Center, Land Unit Recommendations, *Transitional Areas*:

> "Land Unit E
>
> This land unit is located north of Wilson Boulevard, between the boundaries of the City of Falls Church and Arlington County. It is planned for and developed with multifamily residential at a density of 16-20 dwelling units per acre and developed with the Cavalier Club apartments on Tax Map Parcel 51-3((1))43. Neighborhood-serving retail uses planned and developed at the intensity of up to .25 FAR are also present on Tax Map Parcels 51-3((1))38-40 (Figure 1)."

PROPOSED PLAN AMENDMENT

A conceptual development plan (Figure 2: *Conceptual Development Plan for Cavalier Club Property*) was provided by the nominator of the Cavalier Club site as a part of this Plan amendment. The Board authorized staff to evaluate a mix of uses, including up to 20,000 square feet of neighborhood-serving retail and an increase in residential density to allow up to 300 additional multifamily units, for a total of approximately 520 units on the site.

The development plan associated with RZ/FDP-2024-MA-00013, currently includes a phased development concept that adds a new multifamily building with up to 250 units, approximately 5,000 square feet of retail, and structured parking. The existing 12-story residential building (220 units) is proposed to remain, with a new parking structure constructed in the southwest portion of the site to replace the existing surface parking area located in both the Fairfax County and Arlington County portions of the property. The developer has indicated interest in residential development in the Arlington County portion of the property under the current zoning regulations, which would allow townhouses. No formal application has been submitted to Arlington County.



Figure 2: Proposed Concept for Cavalier Club Property, Source: Nominator

The following table quantifies existing development and current Plan recommendations, as well as proposed Plan development.

SSPA 2023-I-2B
Quantification Table

Tax Map Parcel	Parcel Size	Existing Use	Adopted Plan Potential (16-20 du/ac)	Proposed Plan Potential
51-3 ((1)) 43	5.6 acres	Residential 220 multifamily DUs Retail 2,600 sq. ft.	Residential 112 multifamily DUs	Residential 300 new multifamily DUs 220 existing multifamily DUs Retail 20,000 sq. ft.
Totals		**220 multifamily DUs 2,600 sq. ft. retail**	**112 multifamily DUs**	**520 multifamily DUs 20,000 sq. ft. retail**

ANALYSIS

Staff evaluated the proposed Plan amendment with consideration of county goals, the context of surrounding development, and Comprehensive Plan guidance. Staff's initial considerations and analysis included studying the impacts of the proposed Plan amendment and potential mitigation related to character of the development, transportation improvements, environment, housing, pedestrian facilities and connections, open space and parks, and adjacent land uses.

Land Use

The subject property is located in Land Unit E of the Seven Corners CBC, and is planned for multifamily residential use at 16–20 du/ac. Constructed in 1965, the existing Cavalier Club apartments exceed planned and zoned density and on 5.64 acres achieve a density of 38.98 du/ac. The proposed development plan, associated with the rezoning application, retains the existing 12-story building with 220 units and currently proposes an eight-story residential structure with 250 units and 5,000 square feet of ground-floor retail. This would result in a total of 470 multifamily units on 5.64 acres. The proposed residential use and community serving commercial use are consistent with the residential and retail context of the area and create an opportunity to expand housing opportunity and provide services for existing and future residents of the area. Commercial uses should be located on the ground floor of residential buildings to activate the public realm.

Land Unit E is currently identified in the plan as a transition between the areas of the CBC planned for higher-intensity mixed-use and the adjacent low-density neighborhoods in Arlington County. The proposed rezoning to the PRM district from R-20 district allows for higher residential densities and mixed-use configurations. The Seven Corners CBC plan indicates that

parcels in Transitional Areas may be considered for additional intensity through a concurrent Comprehensive Plan amendment and in these instances should be evaluated for an Opportunity Area designation. This amendment evaluated a mix of uses, including up to 20,000 square feet of neighborhood-serving retail and an increase in residential density to allow up to 300 additional multifamily units, for a total of approximately 520 multifamily units on the site.

The Seven Corners CBC plan guidance indicates that "Building heights are generally highest within the designated Opportunity Areas of the Seven Corners CBC and taper down toward the edges, where transitions to adjacent residential communities are emphasized." The proposed development is located at the edge of the Seven Corners CBC, within Land Unit E, and directly north of Land Unit A – the area planned as the Willston Village Center, a designated Opportunity Area. The Comprehensive Plan does not specify maximum building heights for Land Unit E, however, comparable guidance in Land Unit A permits building heights up to ten stories along the Wilson Boulevard frontage. Existing development already exceeds the Seven Corners Plan's building height recommendations for the area along Wilson Boulevard. The existing Cavalier Club, at 12 stories, is located on the northern portion of the property that is closest to lower density housing, and is proposed to remain unchanged. The proposed new 8 story building, on the southern portion of the site, is compatible with the 10 story maximum building heights planned along Wilson Boulevard and does not add more height than what already exists on the property. Land Unit E is currently identified as a Transitional Area. Reclassifying Land Unit E as an Opportunity Area and adding a redevelopment option for the Cavalier Club property would both better reflect existing conditions and would support higher development intensities and building heights, consistent with the CBC's building heights framework for this area along Wilson Boulevard.

Site design, internal circulation, and provisions for parks and open space will require a coordinated development approach that addresses the unique jurisdictional context of the site which includes both a Fairfax County and Arlington County component. Development plans should demonstrate how a cohesive and efficient site layout can occur across jurisdictions. Seven Corners CBC guidance encourages improved interparcel connectivity. The proposed site design includes internal road connections, sidewalks, and pedestrian pathways to improve circulation and access between parcels. Provision should be made for a new through-street to provide interparcel access between BJ's Warehouse (in the City of Falls Church) and the subject site. The potential for access to continue through Arlington County and connect to McKinley Road should be facilitated should redevelopment occur on the Arlington County portion of the site.

A site plan that considers coordinated development with the Arlington County portion of the property will be essential to ensure that future new development in Arlington is functionally integrated with the Fairfax County portion of the Cavalier Club site and supports a cohesive, context-sensitive design and facilitates implementation across county boundaries. The Volume I: Urban Design Guidelines and Volume II: District Design Guidelines for Bailey's Crossroads and Seven Corners County's Urban Design Guidelines for Bailey's Crossroads and Seven Corners apply to this Plan amendment area and should inform design considerations, including site layout, building location and massing, street trees, and landscaping. These elements should work in concert to establish an attractive pedestrian environment and well-defined building zone that incorporates landscaping, gateway signage, and walking paths appropriately scaled and designed

in accordance with the applicable guidelines. In addition, adequate buffering and screening should be provided to adjacent uses to create a complete transition that reinforces compatibility and conforms with the county's urban design objectives, particularly for the freestanding parking garage. These design considerations, combined with thoughtful site layout, park integration, and adherence to urban design principles, present an opportunity to enhance the gateway character of the CBC and create a more community-oriented public realm. These improvements could contribute to a welcoming and high-quality entry experience to the site, the CBC, and Fairfax County, reinforcing placemaking goals and supporting a cohesive and vibrant urban form.

Transportation

The proposed Plan amendment recommends mixed use consisting of higher intensity residential with a retail component. A trip generation comparison of the proposed Plan amendment and existing development is shown in Figure 3. Trip generation results indicate that the proposed Plan option will result in an increase in trips when compared to the current Comprehensive Plan. Results indicate that the daily trips increase by 2,865 and AM and PM peak hour trips increase by 196 and 283 respectively. The proposed development is anticipated to generate approximately 155 trips during the AM peak hour, 182 trips during the PM peak hour, and 3,663 daily trips.

			AM			PM		
Land Use (ITE Code)	**Quantities**	**Daily Trips**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Current Plan Option								
Multifamily High- Rise (222)	112	798	8	22	30	22	14	36
Total Trips Generated		**798**	**8**	**22**	**30**	**22**	**14**	**36**
Proposed Plan								
Multifamily High- Rise (222)	220	1,204	15	44	59	44	26	70
Multifamily Mid- Rise (221)	300	1,385	28	92	120	72	45	117
Strip Retail Plaza (822)	20 KSF	1,074	28	19	47	66	66	132
Total Trips Generated		**3,663**	**71**	**155**	**226**	**182**	**137**	**319**
Gross Trips over Comp Plan Option		**2,865**	**63**	**133**	**196**	**160**	**123**	**283**

Figure 3: Trip Generation Estimates for Cavalier Club, Source: FCDOT

Transportation Analysis

Given the level of impact anticipated with the proposed Plan amendment, a multimodal transportation study was prepared by the nominator and reviewed by the Fairfax County Department of Transportation (FCDOT) and Virginia Department of Transportation (VDOT). Parameters were established to look at pedestrian, bicycle, transit, and vehicle metrics as well as circulation within and surrounding the site. The area with the proposed Plan amendment has a vulnerability score of 4.75, which is classified as very high according to Fairfax County's Vulnerability Index. One of the indicators of the high score is "no vehicle," meaning the population relies on transit and active transportation (walking and biking) as a major mode of movement. Therefore, particular attention was given to safe pedestrian facilities along and crossing Wilson Boulevard.

The Pedestrian Level of Comfort (PLOC) and Bicycle Level of Traffic Stress (BLTS) goals are to achieve a score of 1 along Wilson Boulevard. The lower the PLOC and BLTS scores, the more comfortable and safer the pedestrian facilities and networks. Currently, there is a 5-foot sidewalk with a narrow buffer on both the southern and northern sides of Wilson Boulevard, which should be enhanced to ensure pedestrian safety and comfort. Currently there are no bike facilities on Wilson Boulevard in Fairfax County.

Access to transit facilities, such as nearby bus stops, was also part of the evaluation. The subject property has service nearby consisting of Metrobus Routes A58, F60, F61 and F62. These routes are operated by the Washington Metropolitan Area Transit Authority (WMATA). There are bus stops along Wilson Boulevard; however, none are adjacent to the subject property. Any redevelopment of this site should enhance the bus stops in the vicinity and ensure safe pedestrian access to the bus stops.

The City of Falls Church was awarded a Transportation Land-Use Connections (TLC) grant by the Metropolitan Washington Council of Governments (MWCOG) to evaluate Wilson Boulevard from the Seven Corners interchange to McKinley Road with the goal of improving safety along and crossing Wilson Boulevard. This study was completed in the Fall of 2025 with multiple possible options. Some of the options looked at upgrading the sidewalks to shared use paths, providing or increasing the buffer between the road and side path, and road diet possibilities for Wilson Bouleveard. This study involved collaboration between the City of Falls Church, Arlington County, and Fairfax County, and discussions with VDOT.

Using the applicant's transportation study, staff was able to conclude that a road diet is possible on westbound Wilson Boulevard from McKinley Road to Peyton Randolph Road (the signalized intersection with BJ's). This road diet matches a recommendation in the Wilson Boulevard Safety Study and is supported by the analysis. This is also possible as Wilson Boulevard in Arlington County is one lane in each direction from Patrick Henry Drive to N. George Mason Drive. A two-block segment on westbound Wilson Boulevard, in Arlington County, from Patrick Henry Drive to McKinley Road is still two lanes, but could be restriped to help facilitate the road diet. However, the road diet could be implemented in Fairfax County even without a road diet in Arlington County by implementing a minor intersection restripe on westbound Wilson Boulevard at McKinley Road.

The road diet on Wilson Boulevard would help facilitate other goals identified in the Wilson Boulevard Safety Study, including improved pedestrian/bicycle paths and shorter crossings of Wilson Boulevard. If the road diet is implemented, the curb could be rebuilt to remove the extra wide outer westbound lane. The space could be used to construct a shared use path with buffers to support street trees, which could necessitate the undergrounding of overhead power lines, if feasible. This would achieve a PLOC and BLTS score of 1 and enhance the pedestrian experience and provide an overall improved quality of life for existing and future residents. The crossing distance would also be reduced thus improving the PLOC score crossing Wilson Boulevard. The road should continue to be coordinated with VDOT, Arlington County, and the City of Falls Church during subsequent stages of approvals for implementation with construction on the site. Should the road diet not be approved by the time construction on the site commences, the applicant should provide interim solutions with a goal to achieve a PLOC and BLTS score of 1.

Access

Currently this site can be accessed only via Wilson Boulevard, with no inter-parcel access. There are two access points, both unsignalized, along Wilson Boulevard, with one providing partial access, allowing entry only. The second access point lies between the partial access and the signalized intersection at Payton Randolph Drive.

In addition to the road diet recommendation, safe and efficient access to the site should be a priority. With the proposed redevelopment intensity, one unsignalized access is not sufficient; therefore, establishing a connection to a signalized intersection should be a priority to improve safety, connectivity and mobility. This could be accomplished through inter-parcel access to the adjacent BJ's site in the City of Falls Church, allowing access to the traffic signal at Peyton Randolph Drive. This access point, with a new street on the BJ's site, is already shown in the City of Falls Church's East End Small Area Plan adopted on June 26, 2023. Access via McKinley Road may be explored, though it is constrained by steep grades and the absence of a land use proposal in Arlington County. The transportation study does indicate that additional access points are beneficial to ingress and egress to the site. Should redevelopment of the site on the Arlington County side occur, a through-street from the BJ's property through the site to McKinley Road should be provided. While such a street would not have to be public, it should allow for public conveyance. The street should also be designed to comfortably accommodate pedestrians with sufficiently wide sidewalks and street trees. Ongoing coordination with the City of Falls Church and Arlington County is essential to facilitate improvements.

Seven Corners Ring Road

The Seven Corners area is guided by a long-term transportation vision aimed at improving regional access, supporting higher-density development, and enhancing multimodal connectivity. A key component of this vision is the proposed Ring Road, which is intended to improve local circulation and reduce congestion at the existing Seven Corners interchange. Separately, a new north-south collector road is proposed directly south of the Cavalier Club site, connecting Wilson Boulevard to Leesburg Pike. While the Ring Road addresses broader circulation and interchange redesign, the collector road serves a more localized function, enhancing site access and internal connectivity within the Opportunity Area.

The proposed Ring Road and associated street network improvements, as shown in Figure 4 below, are consistent with the Comprehensive Plan's goals and help frame the Cavalier Club site's redevelopment potential within a more connected, multimodal context. Continued coordination with VDOT and adjacent jurisdictions will be necessary to advance these improvements in alignment with long-term planning objectives.

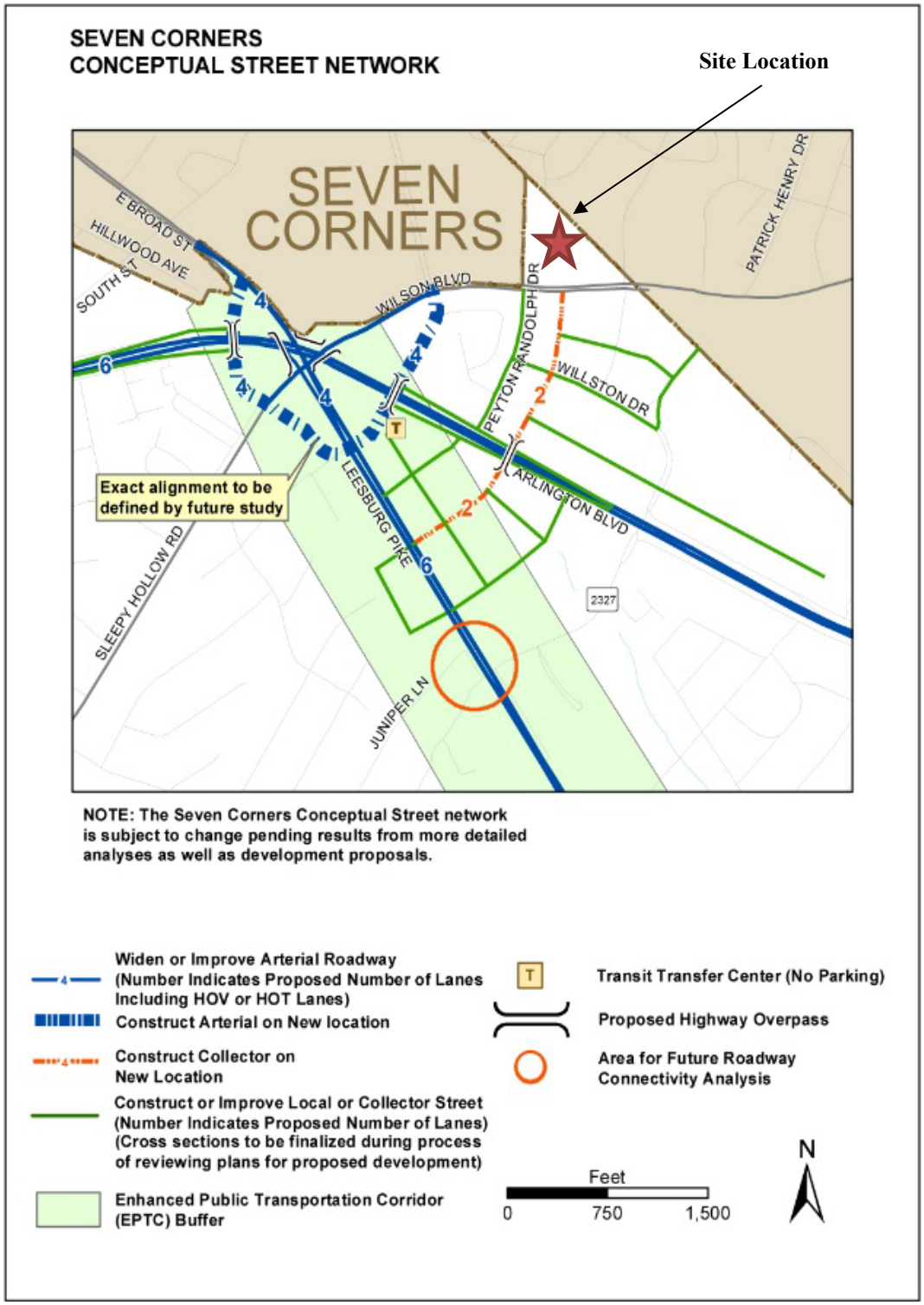


Figure 4: Seven Corners Conceptual Street Network (Figure 29 in Plan)
Source: Fairfax County Comprehensive Plan

Recommendations

FCDOT has provided the following multimodal improvement recommendations to address pedestrian, bicycle, transit, and vehicle metrics as well as circulation within and surrounding the site. These have been included in staff recommended Plan text.

- Wilson Boulevard should have two travel lanes (one in each direction) as supported by appropriate analysis. As a first phase, westbound Wilson Boulevard should have one through travel lane between McKinley Road and Peyton Randolph Drive.
- A shared use path with buffers to support trees should be implemented on Wilson Boulevard. Overhead power lines should be undergrounded, if feasible.
- Inter-parcel vehicle access should be provided to the signalized intersection at Peyton Randolph Drive.
    - Should redevelopment occur on the property within Arlington County, a street should be provided that connects McKinley Road (in Arlington County) to the signalized access at Peyton Randolph Drive. The street should have sidewalks of sufficient width that are comfortable for pedestrians and supportive street trees.
- Enhance pedestrian and bicycle connectivity to nearby transit facilities, including improvements to bus stop access along Wilson Boulevard.
- Coordinate all transportation improvements with Arlington County, the City of Falls Church, and VDOT to ensure that these recommendations can be implemented.
- Loading spaces and on-street parking are discouraged on Wilson Boulevard.

Parks and Recreation

Park and recreation planning goals for the Bailey's Planning District prioritize the expansion of accessible, high-quality public spaces to serve existing and future residents. There is unmet demand for parkland and recreational facilities within the district, including high priority needs such as athletic fields, sport courts, playgrounds, trails, and a dog park.

The site currently contains an existing pool and tennis court that would be retained. The proposed Plan amendment would generate a need for approximately 0.80 acres of publicly accessible urban park space and associated programming, consistent with the Urban Parks Framework. This framework emphasizes the placement of urban parks in highly visible locations with strong pedestrian access and activity. As redevelopment progresses, urban park space should be consolidated along Wilson Boulevard, coordinated with the "Spine Road" alignment, and integrated into the planned pedestrian network and open spaces outlined in the Seven Corners CBC Opportunity Areas Concept Map and Park and Recreation Concept Map.

To satisfy these policy goals, the site should include a minimum of 0.80 acres of dedicated urban park space. Insufficient park space may strain limited existing recreational resources. Because a large portion of the supporting surface parking lot of the Cavelier Club falls within Arlington County, continued coordination with Arlington will help ensure a consistent and thoughtfully integrated approach to open space. The final location, quantity and quality of park space will be further reviewed as part of the rezoning application.

Schools

Analysis

For School Year (SY) 2023-24, the schools serving the subject property are Justice High School (HS), Glasgow Middle School (MS), and Beech Tree Elementary School (ES).

On June 17, 2021, the School Board approved a boundary adjustment between the elementary schools in the Justice HS pyramid, beginning in SY 2021-22 to be implemented with the adopted phasing. The adopted phasing plan implements the boundary adjustment on a grade-by-grade basis, with all grades fully implemented by SY 2025-26. The approved boundary adjustment and adopted phasing will likely affect membership at Beech Tree ES in the future. After the completion of the boundary adjustment phasing, the subject property will continue being served by Beech Tree ES.

The following projections were published in the Fairfax County Public Schools (FCPS) Adopted Capital Improvement Program (CIP) Fiscal Year (FY) 2025-29 and do not reflect the increase in the number of students resulting from the comprehensive plan amendment.

School	Capacity SY 2023-24 / SY 2028-29	Membership SY 2023-24	Capacity Utilization SY 2023-24	Projected Membership SY 2028-29	Projected Capacity Utilization SY 2028-29
Justice HS	1,992 / *2,500*	2,368	119%	2,184	*87%*
Glasgow MS	1,809	1,722	95%	1,814	100%
Beech Tree ES[1]	500	409	82%	466	93%

[1] School is currently going through, or will be going through, a phased-in boundary adjustment.
Source: FCPS, *Adopted Capital Improvement Program FY 2025-29*, February 2024.
Note: Numbers in italics are future design capacity and projected capacity utilization percentages after a renovation or capacity enhancement.

Figure 5: FCPS Adopted Capital Improvement Plan (CIP) Fiscal Year (FY) 2025-29 projections, Source: FCPS

The school capacity table shows a snapshot in time (as of February 2024) of student membership and school capacity balances. The five-year student membership projections and individual school capacity evaluations are updated annually by FCPS. Recommended boundary adjustment options, program changes, and potential school expansions and new schools are included in the FCPS CIP for future consideration based on the most recent five-year projections and capacity evaluations from SY 2023-24. Any option(s) chosen for implementation will be discussed and decided through a transparent process with the appropriate stakeholders, in accordance with Fairfax County School Board Policies and Regulations. This includes adjustments needed for Advanced Academic Program centers at existing facilities and newly identified locations for such programs. At this time, Justice HS is considered to have a substantial capacity deficit, Glasgow MS is approaching a capacity deficit, and Beech Tree ES is considered to have a capacity surplus. If by-right development occurs under the existing zoning, Justice HS and Beech Tree ES would be considered to have sufficient capacity for current programs and future growth, and Glasgow MS would be at capacity by SY 2028-29. Beyond the five-year projection horizon, membership projections are not available.

Impact

The tables below show the potential student yield by school level, calculated using the FCPS 2022 countywide student yield ratios based on the number of housing units proposed in this comprehensive plan amendment. The type of multifamily is yet to be decided at this stage of the process. For this analysis, the potential student yield was calculated for both low-rise multifamily housing units and mid/high-rise multifamily housing units. The higher end of the range assumes mostly low-rise multifamily housing units whereas the lower end of the range assumes mostly mid/high-rise multifamily housing units.

Potential Student Yield -Existing

School Level	Existing Number of Housing Units	Potential Student Yield
High	220	6
Middle	220	4
Elementary	220	13
Total Student Count		23

Source: FCPS, 2022 Countywide Student Yield Ratios, June 2022

Potential Student Yield -Adopted Comprehensive Plan

School Level	Planned Number of Housing Units	Potential Student Yield
High	112	3-11
Middle	112	2-6
Elementary	112	7-23
Total Student Count		12-40

Source: FCPS, 2022 Countywide Student Yield Ratios, June 2022

Potential Student Yield - Proposed Comprehensive Plan

School Level	Proposed Number of Housing Units	Potential Student Yield
High	520	15-51
Middle	520	10-30
Elementary	520	32-105
Total Student Yield		57-186

Source: FCPS, 2022 Countywide Student Yield Ratios, June 2022

Summary

When comparing the existing residential development (220 mid/high rise multifamily units planned to remain) to the proposed introduction of an additional approximately 300 housing units, the potential student yield would increase by 34 to 163 students (nine to 45 high, six to 26 middle, and 19 to 92 elementary).

When comparing the adopted Comprehensive Plan recommendation to the proposed Comprehensive Plan amendment (introduction of an additional approximately 408 housing units), the potential student yield would increase by 45 to 146 students (12 to 40 high, eight to 24 middle, and 25 to 82 elementary).

Based on the FCPS Adopted CIP FY 2025-29, the high school is considered to have a substantial capacity deficit, and the middle school is approaching a capacity deficit, and the elementary school is considered to have a capacity surplus. For projected membership, assuming no change to programs and boundaries, the high school and the elementary school would be considered to have sufficient capacity for current programs and future growth, and the middle school would be at capacity, prior to consideration of any Comprehensive Plan amendment or rezoning. This analysis is a snapshot in time (as of February 2024) for student membership and school capacity balances.

With a Comprehensive Plan amendment that proposes an increase in residential density, the membership at these schools will necessarily increase, which may negatively impact the instructional program to the detriment of the students involved. Any future development applications or Comprehensive Plan amendments would need to be analyzed along with this Comprehensive Plan amendment to determine the future impact on capacity. The impacts of a Comprehensive Plan amendment may occur beyond the five-year projection horizon and conditions of a school and/or school boundaries may change by the time the residential density proposed by this Comprehensive Plan amendment is realized.

Capital Improvement Program Potential Solutions

The FCPS Adopted CIP FY 2025-29 includes potential solutions to alleviate current and projected school capacity deficits. For consideration purposes, as many options as possible have been identified for each school, in no significant order, and may be contingent on other potential solutions listed. Any option(s) chosen for implementation will be discussed and decided through a transparent process with the appropriate stakeholders, in accordance with Fairfax County School Board Policies and Regulations.

Justice HS: Addition in construction. Monitor student membership.

Glasgow MS: Monitor student membership.

Beech Tree ES: Boundary adjustment with the adopted phasing, all grades will be fully implemented by SY 2025-26. Monitor student membership

No changes to the existing Seven Corners CBC Plan text related to schools are recommended at this time.

Affordable Housing

This Plan amendment proposes to increase residential density on the site, which would introduce new housing and amenities surrounding the existing building. This would increase housing supply overall, but the new amenities and development could affect affordability within the existing building. Per an Affordability Assessment conducted by the Department of Housing and Community Development in November 2024, the existing building contains 23 units with rents that are affordable to households earning at or below 60% of the Area Median Income (AMI). In 2024, the Area Median Income for an individual was $108,300 and for a family of four was $154,700. The Housing element of the Policy Plan, Objective 6 and Appendix 2 and the Seven Corners CBC Plan language emphasize retaining existing affordable housing through the one-for-one replacement or retention of existing affordable units during redevelopment or infill development proposals. These units represent an important consideration in planning for future redevelopment, and based on the Preservation Policy, the affordability of these units should be preserved as part of any redevelopment or infill development proposal, either in the existing building or, if that is not possible, in the new building.

The guidance outlined in the Seven Corners Development Options for Opportunity Areas also would recommend that new development provide 10% of the new development as affordable housing. These units should be provided in accordance with the county's Affordable Dwelling Unit (ADU) Ordinance and Workforce Dwelling Unit (WDU) Policy, including the most recent updates adopted by the Board of Supervisors. For rental development, ADUs are required to serve households earning up to 50% and 65% AMI, and WDUs would serve incomes from up to 60% to 80% AMI. Draft Plan text to this effect has been provided below. Implementation of this guidance would be demonstrated with the rezoning application.

Stormwater Management and Environment

Environmental policies from both the Countywide Environment element and the Seven Corners CBC Area apply to the subject site, guiding redevelopment on topics such as soils, low impact development (LID) techniques, green building, bird-friendly design, electric vehicle infrastructure, noise, and lighting. Of particular note is the site's location within the headwaters of the Four Mile Run Watershed, where stormwater design plays a critical role in protecting downstream water quality.

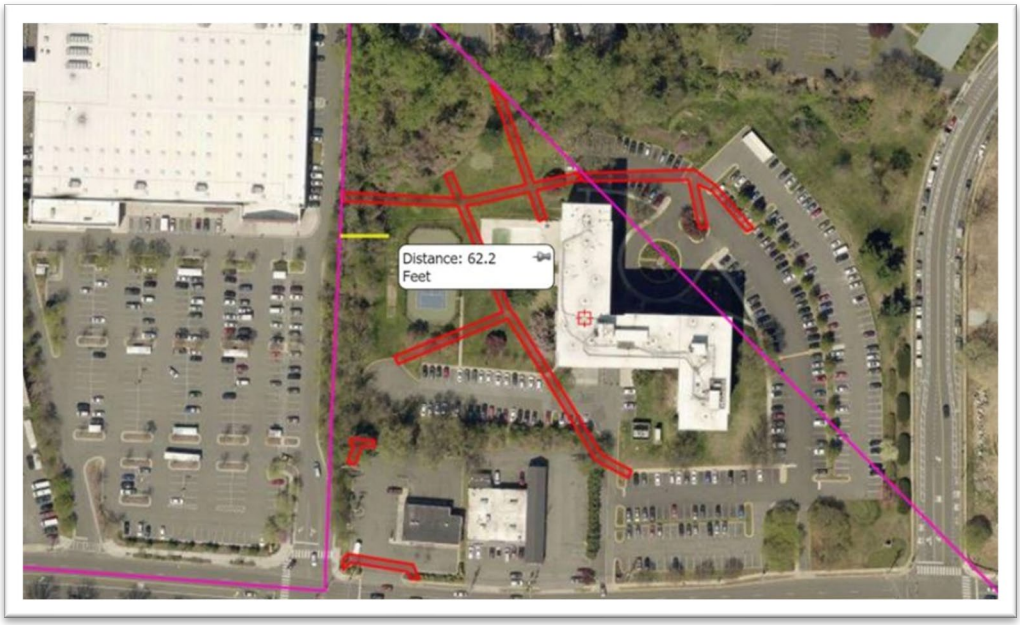


Figure 6: Existing Stormwater Easements and County-Maintained Reinforced Concrete Pipes (RCP) Infrastructure, Source: DPWES, Stormwater Planning

The site was originally developed in the 1970s, prior to modern water quality and quantity standards. As a result, little to no formal stormwater management measures or facilities currently exist; however, the site does contain several existing stormwater easements (shown above in red) with reinforced concrete pipes (RCP) maintained by the county. With redevelopment, stormwater management practices should be upgraded, consistent with Plan guidance, emphasizing stormwater reuse, retention, detention, filtration, and, where feasible, infiltration. The lack of infiltration capacity due to soil conditions, along with steep slopes and elevation changes, underscores the need for enhanced stormwater strategies.

The Four Mile Run Watershed Management Plan recommends the use of low impact development techniques to reduce runoff and improve pollutant removal, aligning with goals to reduce total runoff volume and delay its entry into the stream system. Due to the site location at the headwaters and upper watershed, and steep slopes on the site, more than the minimum stormwater management measures and facilities should be provided with the goal of reducing the total runoff volume or significantly delaying its entry into the stream system. In addition, the site's vegetative buffers, particularly along the western and northern edges, currently receive surface drainage and may be affected by development. Potential impacts to these areas should be evaluated carefully. The final location, quantity and quality of stormwater management measures will be further reviewed as part of the rezoning application.

Continued coordination with Fairfax County's Department of Public Works and Environmental Services, as well as Arlington County, will be essential to ensure environmentally responsible site design and effective stormwater solutions across jurisdictional boundaries.

Sanitary Sewer

Sewage from the Plan amendment area is treated at the Arlington Water Pollution Control Plant, where Fairfax County holds a 3.0 mgd treatment allocation—sufficient to accommodate the proposed redevelopment. However, the existing local sewer infrastructure, including portions along Arlington Boulevard, may lack capacity to convey the additional flow. Options may include redirecting flow through Arlington County's system; however, a sanitary sewer study will be required as part of the rezoning to assess potential upgrades. Any final recommendations on improvements will be determined at that time.

CONCLUSION

The proposed Cavalier Club Plan amendment introduces a higher-density, mixed-use redevelopment concept that exceeds current density guidance for Land Unit E within the Seven Corners CBC. While the site is not currently designated as an Opportunity Area, the proposed density, land use mix, and building height indicate that designation as an Opportunity Area is appropriate.

Particular attention should be given to safe pedestrian facilities along and crossing Wilson Boulevard. Access to transit facilities, such as nearby bus stops, have been a part of the evaluation. A road diet on Wilson Boulevard should continue to be evaluated. This would facilitate improved pedestrian/bicycle paths, and shorter crossings of Wilson Boulevard. In addition to the road diet recommendation, safe and efficient access to the site should be a priority. From a transportation perspective, the proposal does not explicitly incorporate elements such as the Ring Road or collector street, but future development should be considered in alignment with the Seven Corners Conceptual Street Network to support multimodal connectivity and improved area circulation.

Redevelopment should also support housing stability by preserving existing market affordable units and incorporating affordable housing consistent with county ordinance and policy. At a minimum, this includes 1:1 replacement of existing multifamily units at or below 60% AMI, and the provision of at least 10 percent affordable units in new residential development.

Staff notes that the proposed increase in residential density may have implications for school capacity, parks and recreation, sanitary sewer infrastructure, and stormwater management. These factors will require further evaluation and coordination with relevant agencies to ensure adequate public facilities and appropriate mitigation strategies as part of the rezoning application.

RECOMMENDATION

Staff recommend the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~. Text shown to be replaced is noted as such.

MODIFY: Fairfax County Comprehensive Plan 2017 Edition, Area Plans, Area Plan I, Baileys Planning District [September 10, 2024], Seven Corners Community Business Center, Areawide Recommendations:

"Emphasizing Form Instead of Floor Area Ratio (FAR)

The form-based approach utilizes a maximum total development potential which applies to each individual sub-unit within the Opportunity Areas in the Seven Corners CBC. Capacity for any individual development will be dependent on satisfaction of criteria outlined within the Comprehensive Plan that support the best quality redevelopment of these areas. The total available development potential of the Opportunity Areas combined is approximately 7.~~2~~5 million square feet (sf), with an allocation of square footage among the different sub-units and land uses as indicated in Figure 25. As a result, the approximate overall total build-out for the entire CBC is approximately ~~9.8~~10 million square feet."

MODIFY FIGURE: Fairfax County Comprehensive Plan 2017 Edition, Area Plans, Area Plan I, Baileys Planning District [September 10, 2024], Seven Corners Community Business Center, Areawide Recommendations:

FIGURE 25- OPPORTUNITY AREA REDEVELOPMENT OPTION TABLE

OPPORTUNITY AREA		EXISTING DEVELOPMENT [6]		REDEVELOPMENT OPTION			
		RESIDENTIAL (DU)	NONRESIDENTIAL (SF)	RESIDENTIAL (SF)[1]	RETAIL (SF)	OFFICE/ HOTEL	TOTAL (SF)
Willston Village Center	Sub-unit A-1	589	0	1,200,000	0[2]	0	3,151,000
	Sub-unit A-2		0	1,000,000	0	0	
	Sub-unit A-3		134,358	560,000	191,000	200,000	
	Land Unit E	220	15,718[7]	520,000	33,118	0	553,118
Town Center	Land Unit B	0	630,199	1,960,000	625,000	725,000	3,310,000
Leesburg Pike Village	Land Unit C	0	265,869	404,000[3]	85,000[4]	50,000[5]	539,000
TOTAL		~~589~~ 809	~~1,030,426~~ 1,046,144	~~5,124,000~~ 5,644,000	~~901,000~~ 934,118	975,000	~~7,000,000~~ 7,553,118

[1] Assumed Residential Unit Size: 1,000 sf per multifamily unit; 2,000 sf per townhouse unit.

[2] There is an additional option in Sub-unit A-1 to permit up to 190,000 sf of retail along the planned spine road with a commensurate reduction in residential square footage to 1,010,000.

[3] Up to 129,000 sf for townhouse single-family residential, up to 275,000 sf for multi-family residential.

[4] Approximately 40,000 sf for retail, and approximately 45,000 sf for theater/entertainment retail.

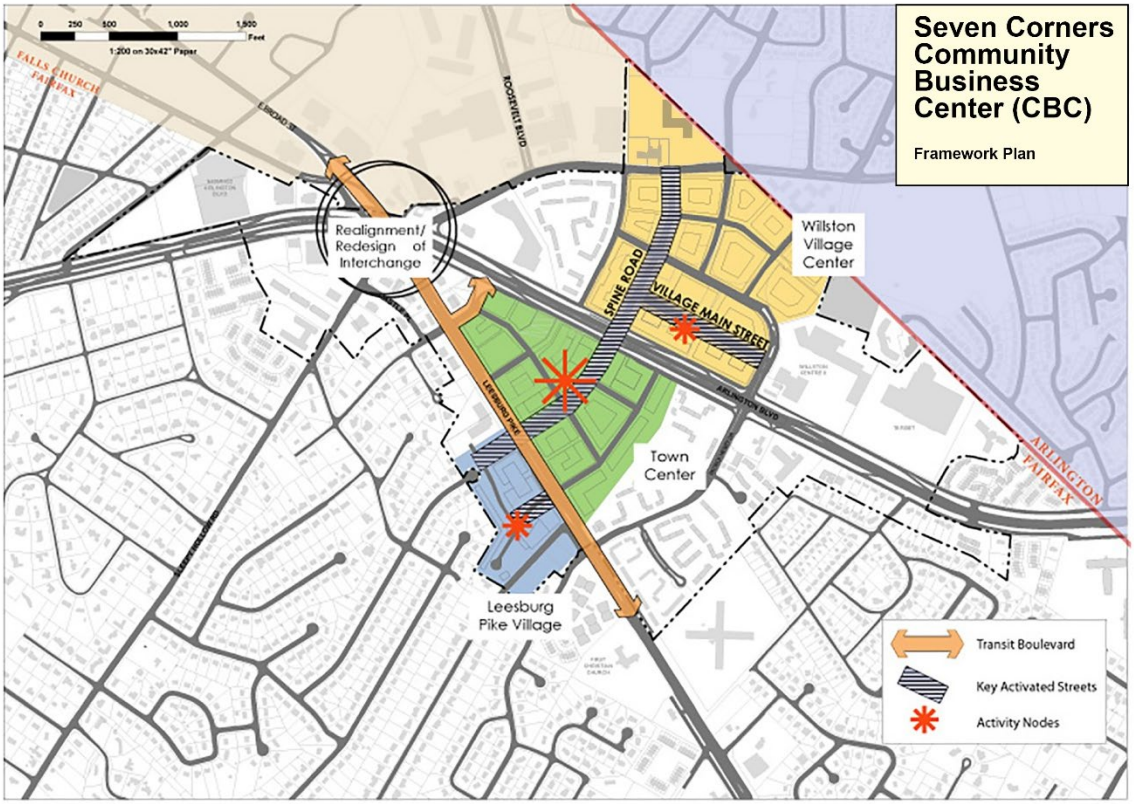
[5] There is an additional option in Land Unit C to permit up to 100,000 sf of additional non-residential use with a commensurate reduction in residential square footage to 304,000 sf, and not to exceed the overall land unit cap.

[6] Numbers based on 2012 Seven Corners CBC Existing Conditions Report.

[7] Number is based on 2,600 sf of existing retail on the Cavalier Club property 51-3 ((1)) 43 and existing retail on the remaining Land Unit E area.

MODIFY FIGURE: Fairfax County Comprehensive Plan 2017 Edition, Area Plans, Area Plan I, Baileys Planning District [September 10, 2024], Seven Corners Community Business Center, Areawide Recommendations: Revise to incorporate Willston Village Center shading to Land Unit E.

Figure 27 – Framework Plan Map



MODIFY: Fairfax County Comprehensive Plan 2017 Edition, Area Plans, Area Plan I, Baileys Planning District [September 10, 2024], Seven Corners Community Business Center, Areawide Recommendations:

Willston Village Center

Currently the site of the Willston Multicultural Center, surface parking, the Willston I Shopping Center, the Seven Corners Apartments, ~~and~~ the East Falls Church Apartments, and the Cavalier Club Apartments, this Opportunity Area is envisioned to be more neighborhood-serving and smaller in scale than the Town Center. This area is planned to be organized around a village main street where ground-floor retail, an urban plaza, outdoor dining areas, and community uses will be concentrated to create a lively, pedestrian-friendly environment. The Willston Multicultural Center may be redeveloped as office or a public facility use such as an educational, cultural, governmental and/or human services use to support the local community. Notwithstanding any other provision herein; the Plan provides for the building of an elementary school sufficient to meet the area's needs, whether at Willston or elsewhere within the area, unless Fairfax County Public Schools advises such a school is not necessary. Architecture should provide varied rooflines, use of balconies and bays and articulated building facades, and reflect a residential character. Distinctive architectural treatment of ground-floor uses should distinguish the different uses. The village main street is planned to connect the spine road to Patrick Henry Drive to create an important vehicular link and provide a continuously activated pedestrian space that serves as a focal point for the village. The neighborhood surrounding the main street should consist of medium to higher density residential development in buildings that frame the streets. Heights should transition to be compatible with existing, nearby residential development and be consistent with the Maximum Building Heights Map (Figure 26) and Land Unit guidance. Additional pocket parks should be provided in this area along with an athletic field that is separate from, but connected to, the existing Upton Hill Regional Park."

MODIFY FIGURE: Fairfax County Comprehensive Plan 2017 Edition, Area Plans, Area Plan I, Baileys Planning District [September 10, 2024], Seven Corners Community Business Center, Areawide Recommendations:

FIGURE 28: AFFORDABLE DWELLING UNIT AND WORKFORCE DWELLING UNIT TABLE

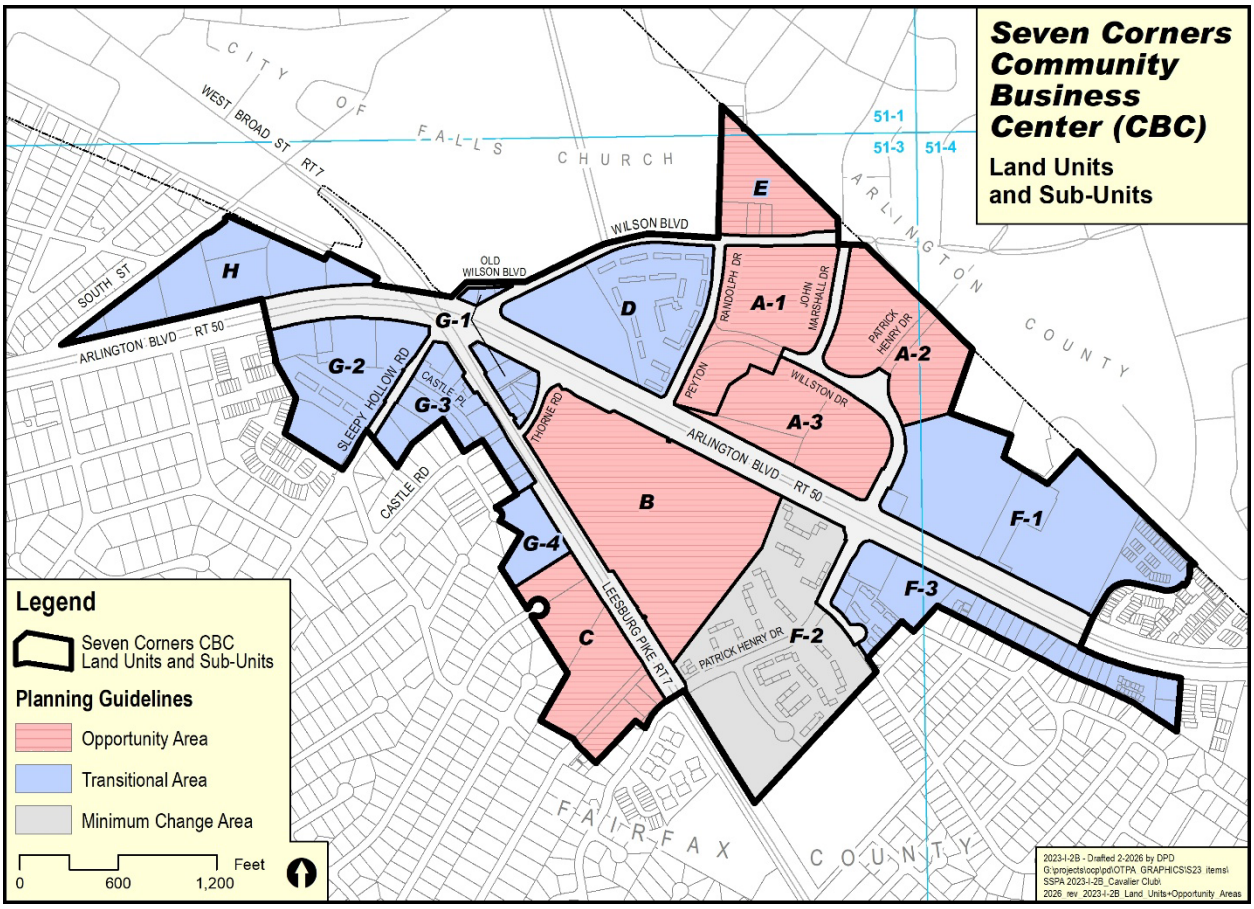
AFFORDABLE HOUSING	INCOME TIERS				
	SUB-UNIT A3 AND LAND UNIT B		LAND UNIT E	LAND UNIT C	
	FOR-SALE UNITS	RENTAL UNITS	RENTAL UNITS[1]	FOR-SALE UNITS	RENTAL UNITS
Up to 100% of AMI	3.5%	n/a	n/a	2%	n/a
Up to 80% of AMI	5.5%	5%	10%	5%	4%
Up to 70% of AMI	3.5%	3%	n/a	3%	2%
Up to 60% of AMI	2.5%	2%	n/a	2%	2%
Total	**15%**	**10%**	**10%**	**12%**	**8%**

[1] Provision of Affordable Dwelling Units and Workforce Dwelling Units should be provided up to 80% of AMI, and can include income tiers up to 60% and up to 70% of AMI.

"In Sub-units A-1, ~~and~~ A-2, and Land Unit E, a 1:1 replacement of existing affordable residential units at or below 60% AMI within the development area is expected. As recommended by the Fairfax County Relocation Guidelines, proposed redevelopment should incorporate a Relocation Assistance Plan so as to minimize displacement of the tenants and to provide fair, consistent, and equitable treatment of displaced persons. The Plan should be prepared by the developer and submitted to the Fairfax County Department of Housing and Community Development, as specified in the guidelines. Guiding principles should include limited voluntary displacement, using vacancies by attrition, where possible, and temporary housing; with relocation and assistance costs to be borne by the landowners. Projects with a residential component in Sub-unit A-3 and Land Unit B may be granted redevelopment potential if 15 percent of the for-sale residential units in new developments are affordable to households with incomes up to 100 percent Area Median Income (AMI). In Land Unit C, projects with a residential component may be granted redevelopment potential if 12 percent of the for-sale residential units in new developments are affordable to households with incomes up to 100 percent AMI as per county policy. All affordable units should fall within the income tiers shown in Figure 28. Projects with a residential component in Land Unit E may be granted new development potential if 10 percent of the units in new development are affordable to households with incomes ranging up to 80 percent AMI. The Redevelopment Option includes the Policy Plan bonus density and it is not intended that there be an additional bonus for the provision of affordable and/or workforce units."

MODIFY FIGURE: Fairfax County Comprehensive Plan 2017 Edition, Area Plans, Area Plan I, Baileys Planning District [September 10, 2024], Seven Corners Community Business Center, Land Unit Recommendations: Revise Land Unit E shading to show it as an Opportunity Area

Figure 42 – Seven Corners CBC Land Units and Sub-units



MODIFY: Fairfax County Comprehensive Plan 2017 Edition, Area Plans, Area Plan I, Baileys Planning District [September 10, 2024], Seven Corners Community Business Center, Land Unit Recommendations, *Opportunity Areas*:

"Opportunity Areas

Refer to Figure 25 in the Areawide Recommendations section in conjunction with specific Plan text for Land Units A, B, ~~and~~ C and E. Opportunity Areas are recommended for redevelopment as mixed-use nodes consisting of residential uses that are mostly multifamily in type as well as office, hotel, neighborhood and community serving retail and/or institutional uses."

MODIFY: Fairfax County Comprehensive Plan 2017 Edition, Area Plans, Area Plan I, Baileys Planning District [September 10, 2024], Seven Corners Community Business Center, Land Unit Recommendations:

"Land Unit A (Willston Village Center)

Land Unit A is bounded by Wilson Boulevard to the north, Arlington County to the northeast, Patrick Henry Drive to the east, Arlington Boulevard to the south, and Peyton Randolph Drive to the west. The area contains the Willston Shopping Center, a community-serving retail center with some additional office uses, and the Willston Multicultural Center. Residential uses are represented by the Seven Corners Apartments and the East Falls Apartments. Under the Redevelopment Option, this area is planned to become the Willston Village Center along with Land Unit E. Anchoring the northern end of the spine road and bridge, the village center will be organized around a grid of streets with sidewalks and other pedestrian-oriented features. Design/engineering and/or contributions toward the construction of the spine road/bridge and other planned transportation improvements, onsite and offsite, should be provided, as deemed appropriate. Two recreation-focused urban parks, a pocket park and common green, are planned for this land unit. Within the overall planning concept described above, the following recommendations apply to specific sub-units of Land Unit A: …"

ADD: Fairfax County Comprehensive Plan 2017 Edition, Area Plans, Area Plan I, Baileys Planning District [September 10, 2024], Seven Corners Community Business Center, Land Unit Recommendations, *Opportunity Areas*, Add Land Unit E text after Land Unit C text:

"Land Unit E (Willston Village Center-north of Wilson Boulevard)

This land unit is located north of Wilson Boulevard, between the boundaries of the City of Falls Church and Arlington County. It is planned for, and developed with multifamily residential use at a density of 16-20 dwelling units per acre and developed with the Cavalier Club apartments on Tax Map Parcel 51-3((1))43. Neighborhood-serving retail uses planned and developed at an intensity of up to .25 FAR are also present on Tax Map Parcels 51-3((1))38-40.

Under the Redevelopment Option, Tax Map Parcel 51-3((1))43 is planned to become the northern portion of the Willston Village Center and may be appropriate for a mix of up to 520 multifamily residential units and up to 20,000 square feet of ground-level, community-serving retail with the following conditions:

- New development should be compatibly integrated with the existing residential building to remain and should locate retail uses on the ground floor.
- Building heights of new development should not exceed 8 stories.
- Wilson Boulevard should have two travel lanes (one in each direction) as supported by appropriate analysis. As a first phase, westbound Wilson Boulevard should have one through travel lane between McKinley Road and Peyton Randolph Drive.
- A shared use path with buffers to support trees should be implemented on Wilson Boulevard. Overhead power lines should be undergrounded, if feasible.
- Inter-parcel vehicle access should be provided to the signalized intersection at Peyton

Randolph Drive. Should redevelopment occur on the property within Arlington County, then a vehicle connection should be provided that connects McKinley Road (in Arlington County) to the signalized access at Peyton Randolph Drive. The vehicle connection should have sidewalks of sufficient width that are comfortable for pedestrians and supportive street trees.

- Pedestrian and bicycle connectivity to nearby transit facilities should be enhanced, including improvements to bus stop access along Wilson Boulevard.
- All transportation improvements should be coordinated with Arlington County, the City of Falls Church, and VDOT to facilitate implementation of these recommendations.
- Loading spaces and on-street parking are discouraged on Wilson Boulevard."
- Redevelopment should consolidate urban parks spaces along Wilson Boulevard in alignment with the "Spine Road" and integrate any onsite urban park spaces into the planned pedestrian street network and planned open spaces depicted with the Seven Corners CBC Opportunity Areas Concept Map and Seven Corners CBC Park and Recreation Concept Map.

DELETE: Fairfax County Comprehensive Plan 2017 Edition, Area Plans, Area Plan I, Baileys Planning District [September 10, 2024], Seven Corners Community Business Center, Land Unit Recommendations, *Transitional Areas*, Delete Land Unit E text in the Transitional Areas section:

~~Land Unit E~~

~~This land unit is located north of Wilson Boulevard, between the boundaries of the City of Falls Church and Arlington County. It is planned for, and developed with multifamily residential use at a density of 16-20 dwelling units per acre and developed with the Cavalier Club apartments on Tax Map Parcel 51-3((1))43. Neighborhood-serving retail uses planned and developed at an intensity of up to .25 FAR are also present on Tax Map Parcels 51-3((1))38-40.~~

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.