County of Fairfax, Virginia
Planning Commission Meeting
September 9, 2026
Planning Commission Action

SSPA-2025-IV-2RH - HILLTOP VILLAGE
(Franconia District)

PLANNING COMMISSION RECOMMENDATIONS:
On September 9, 2026, the Planning Commission voted 9-0 (Commissioners Batchelor-Causey, Bennett and J. Thomas were absent from the meeting) to recommend to the Board of Supervisors the adoption of the staff recommendation for Plan Amendment SSPA 2025-IV-2RH, found on pages 29-33 of the staff report dated August 19, 2026.

ATTACHED DOCUMENTS:
Pages 29-33 of Staff Report dated August 19, 2026

MJ

RECOMMENDATION

Staff recommends 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, 2036 Edition, Area IV, Rose Hill Planning District, as amended through May 5, 2026, RH4-Lehigh Community Planning Sector, Land Use, Recommendation 47:

47. ~~As an option to the guidance found in recommendations 45 and 46, retail and office use up to .30 FAR may be appropriate on a total site area of~~ Aapproximately 33 acres consisting of ~~that includes approximately 29 acres~~ of ~~parcel 100-1((1))9pt, and parcels 100-1((1))11A, 11A1, 14, and 15, if all~~ Tax Map parcels 100-1 ((1)) 9E, 9F, 9D, 9G, 9H and 9C are ~~consolidated and~~ planned for retail and office use up to .30 FAR. and is developed with a grocery store, restaurants, and other retail and services uses.

As an alternative to development of the approved office building, multifamily residential use up to 280 units may be appropriate at the corner of Telegraph Road and Beulah Street if ~~are consolidated and~~ the site design creates a cohesive and walkable living environment. for visitors and residents of the Hilltop Village Center. Under this residential option, the Hilltop Village Center should not exceed 0.42 FAR and should meet the following criteria:

- ~~To achieve this goal,~~ H~~h~~igh-quality architecture and site design should be provided~~. In addition,~~ with buildings ~~should be~~ oriented to streets and sidewalks.~~,~~ The ground floor of residential buildings should include non-residential uses or building amenities to achieve activation on Old Beulah Street. To help integrate residential use into a previously developed commercial center, new or reconfigured retail uses proposed on the remainder of the site should activate the street with parking located behind or integrated into buildings. Drive-through uses should be discouraged on Old Beulah Street. ~~And~~

- To provide a framework for enhancing urban design and streetscape development that is walkable and vibrant, the Fairfax County Urban Design Guidelines (Volume I) should be applied to the review of future development applications.

- Publicly accessible and activated Urban Park space with appropriate amenities for a higher intensity residential mixed-use setting ~~and sufficient open space~~ should be interspersed on the site to meet Urban Park recommendations. This could include repurposing on-site plazas and other open spaces, such as high-quality pedestrian linkages to the adjacent Hilltop Park site. ~~with retail and office uses to provide usable public gathering areas. Also, the following conditions should be met:~~

- Streetscape and plaza improvements should be phased with redevelopment of the site, taking into consideration construction sequencing, availability of improvements to future residents and minimizing impacts on existing businesses.

- Best efforts should be made to establish a linear park on Old Beulah Street with a continuous tree canopy and a planted pedestrian corridor extending from Beulah Street, east to Hilltop Village Center Drive and north on Hilltop Village Center Drive to the entrance to Hilltop Park.

- ~~Taller structures should be located at a sufficient distance from Telegraph Road to avoid conflict with Fort Belvoir security standards. Director of Plans, Training, Mobilization, and Security~~. Building design ~~tapering~~, vegetative buffering and screening should be provided as needed on the periphery to create a transition to the surrounding areas. Lighting and sound from any development should be designed so that it is not intrusive to adjacent residential development.

- Coordination on any development in the affected area should be made with Fort Belvoir. Building design should appropriately respond to Fort Belvoir security considerations while maintaining a high-quality appearance. To meet Fort Belvoir security standards, interior building layouts may need to limit the installation of functional windows in residential buildings and openings in parking structures facing the Telegraph Road frontage. If this security solution is implemented, extra efforts should be taken to install high-quality architectural treatments and materials, such as false windows of the same visual quality and material of functional windows used on other elevations of the building. Buildings and parking garages facing Telegraph Road should also include the use of high-quality materials to accommodate vertical and horizontal articulation of the façade to break up the scale and massing of structures.

- ~~Any freestanding office building(s) is encouraged to meet at least U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) silver standards or other comparable programs with third party certification. Retail users are encouraged to meet applicable U.S. Green Building Council's LEED standards, or other comparable programs, in design and construction to promote sustainable development~~.

- ~~A grocery store use is appropriate on the eastern portion of the property. An outdoor café or seating area is desirable as a technique to help integrate this use with the other retail uses proposed on the remainder of the site;~~

- ~~Multi-story office buildings should include ground-floor retail use and other services where possible;~~

- Internal roadways, trails, sidewalks and street crossings should connect buildings and open spaces within the proposed site to the adjacent frontages, nearby attractions, ~~and link the site to~~ adjoining communities~~, Fort Belvoir~~ and the Lansdowne Shopping Center, and connect to nearby transit stops. Streetscape treatments should provide a safe and comfortable environment for non-motorized users and include trees, landscaping, sidewalks, bicycle facilities in useful and convenient locations, street furniture, and

various paving textures, to the extent possible. Safe and accessible pedestrian connections should be provided throughout the site to connect adjacent destinations and behind buildings where feasible.;

- An ~~If the~~ existing private ball field located at the corner of Beulah Street and Telegraph Road ~~is removed as a result of the proposed development,~~ was proffered to be replaced with new recreational facilities ~~such as~~ including two fields, tot lots and pavilions ~~should be provided at some other location~~ on the adjacent Hilltop Sand and Gravel property., ~~or a commitment made to make improvements to nearby park/recreation facilities;Occupancy is phased to transportation improvements so that an Approach Level of Service D is maintained at relevant intersections. If such improvements are not possible, intensity should be reduced accordingly;~~

- Roadway frontage improvements on both Telegraph Road and Beulah Street should be provided consistent with current standards and to provide a safe and comfortable environment for biking and walking.

- ~~The portion of Telegraph Road adjacent to the proposed development should be considered for additional right-of-way~~ ~~accommodate turn lanes~~. ~~A turning movement analysis should be conducted to ensure that queues do not spill back into the through lanes of Telegraph Road; and~~

- A pedestrian activated signal and crosswalk across Beulah Street on the eastern leg to Landsdowne Centre Drive should be provided to facilitate safe access to the shopping center.

- ~~Bus t~~Transit stops with ADA access and ~~accompanying~~ shelters should be ~~provided~~ added along Telegraph Road and Beulah Street adjacent to this site.

MODIFY FIGURES:

The Comprehensive Plan map will not change. –

Note: *The subject property is proposed to be placed within a single planning sector for unified recommendations that align with the current property boundaries. Plan figures currently show some land area north and east of the intersection of Beulah Street and Telegraph Road as included in the Area IV Plan, Springfield Planning District, S-6 Newington Planning Sector. This reflects the historical alignment of Beulah Street prior to the development of the Hilltop Village Center. Beulah Street has since been realigned. The following proposed figure changes will recognize this change by aligning maps and plan text guidance for the Lehigh Community Planning Sector. Corresponding adjustments would be made to the Rose Hill Planning District and Springfield Planning District boundaries.*

MODIFY: Fairfax County Comprehensive Plan, 2026 Edition, Area IV, Rose Hill Planning District, as amended through May 5, 2026, RH4-Lehigh Community Planning Sector, Recommendations, General Kingstowne/Manchester Lakes Policies, Figure 25, at intersection of Beulah Street and Telegraph Road add land area east of Beulah Street and north of Telegraph Road to be included in the Lehigh Community Planning Sector, Rose Hill Planning District.

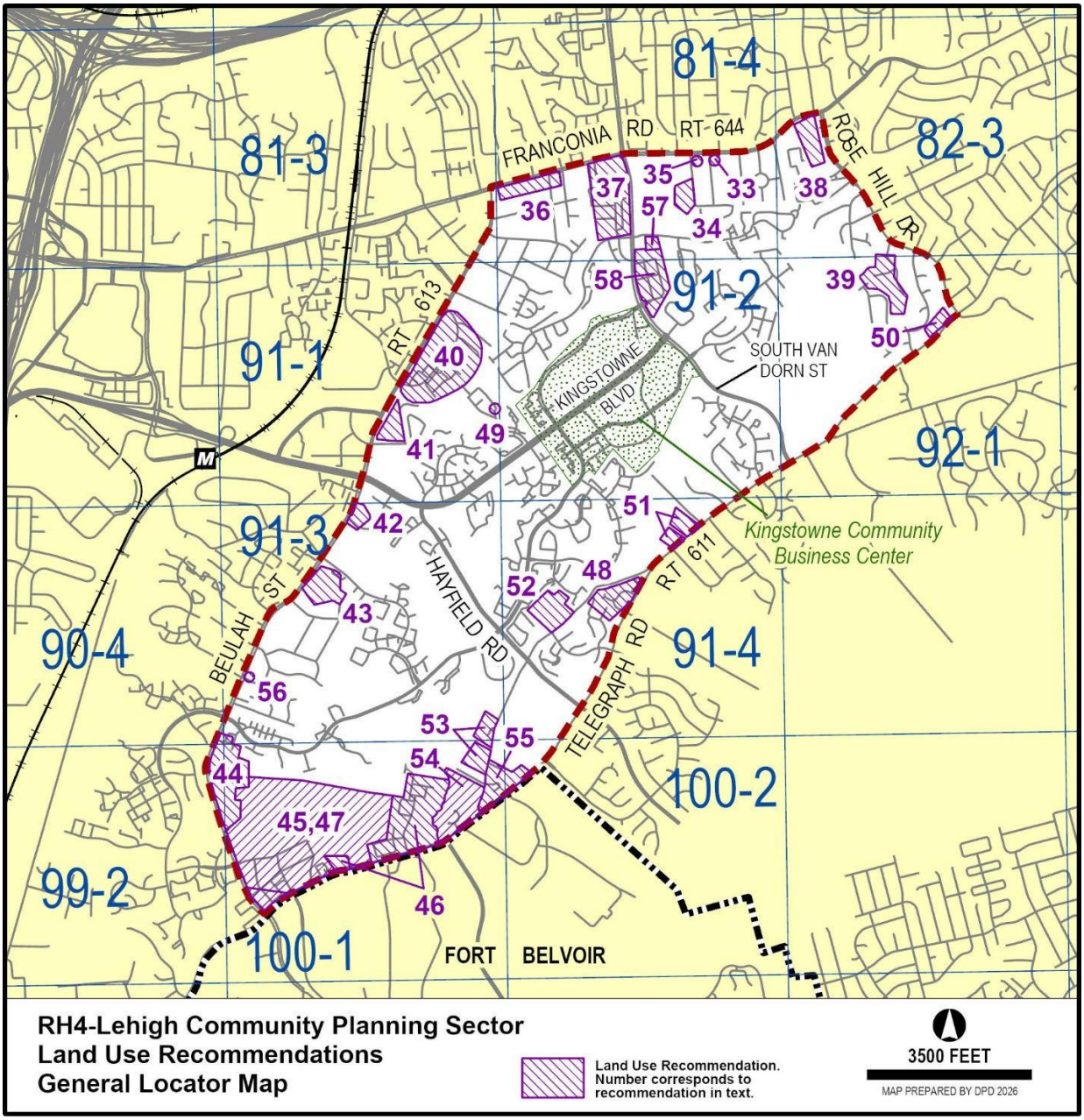

Figure 25

MODIFY: Fairfax County Comprehensive Plan, 2026 Edition, Area IV, Springfield Planning District, as amended through May 5, 2026, S-6 Newington Community Planning Sector, Figure 26, at intersection of Beulah Street and Telegraph Road remove land area east of Beulah Street and north of Telegraph Road Area IV Plan, Springfield Planning District, S-6 Newington Planning Sector.

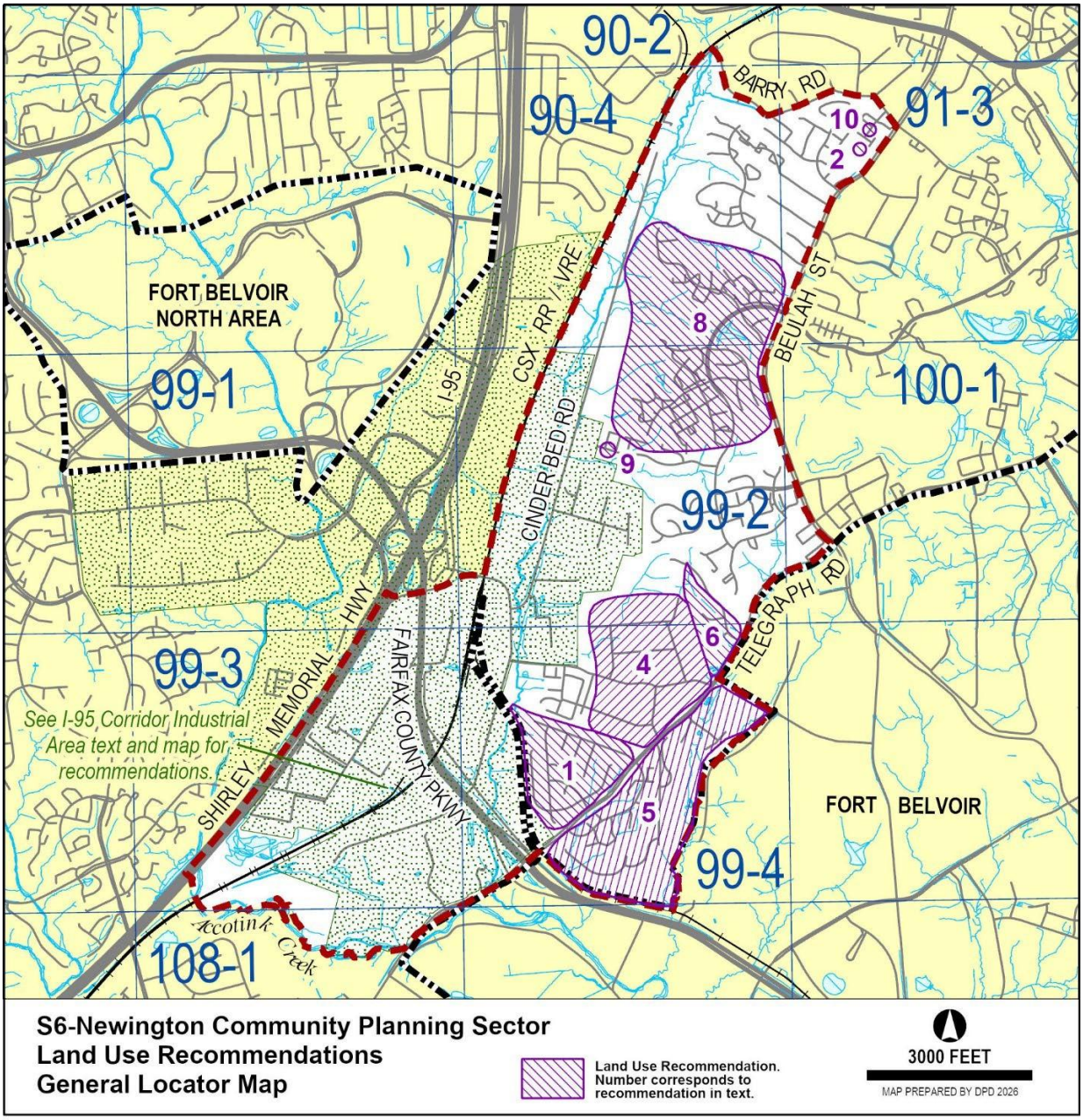

Figure 26.