

Franconia Triangle Planning Study, SSPA 2023-IV-2S: Draft Plan Text

Community Meeting
January 7, 2025



PLANNING & DEVELOPMENT



Agenda

- Introduction
- Comprehensive Plan Overview, Study Area, Adopted Plan
- Proposed Plan
 - Franconia Triangle
 - Beulah Street townhouses
 - Franconia Governmental Center housing
- Proposed Plan Text
- Q&A

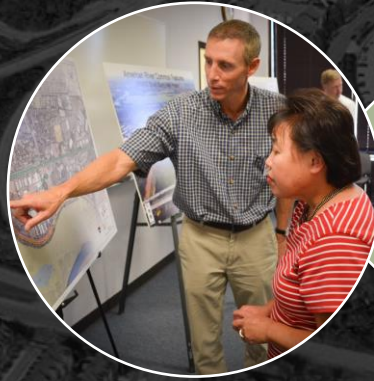
WHAT IS THE COMPREHENSIVE PLAN?

The **Comprehensive Plan** is the county's primary policy document to guide the use of the county's land and natural resources over the next ~20 years.



BOARD-ADOPTED GUIDANCE

Having a Plan is mandated by Virginia law, but it is guidance only – not law or regulation



COMMUNITY FOCUSED

Reflects the community's **priorities, vision and goals**



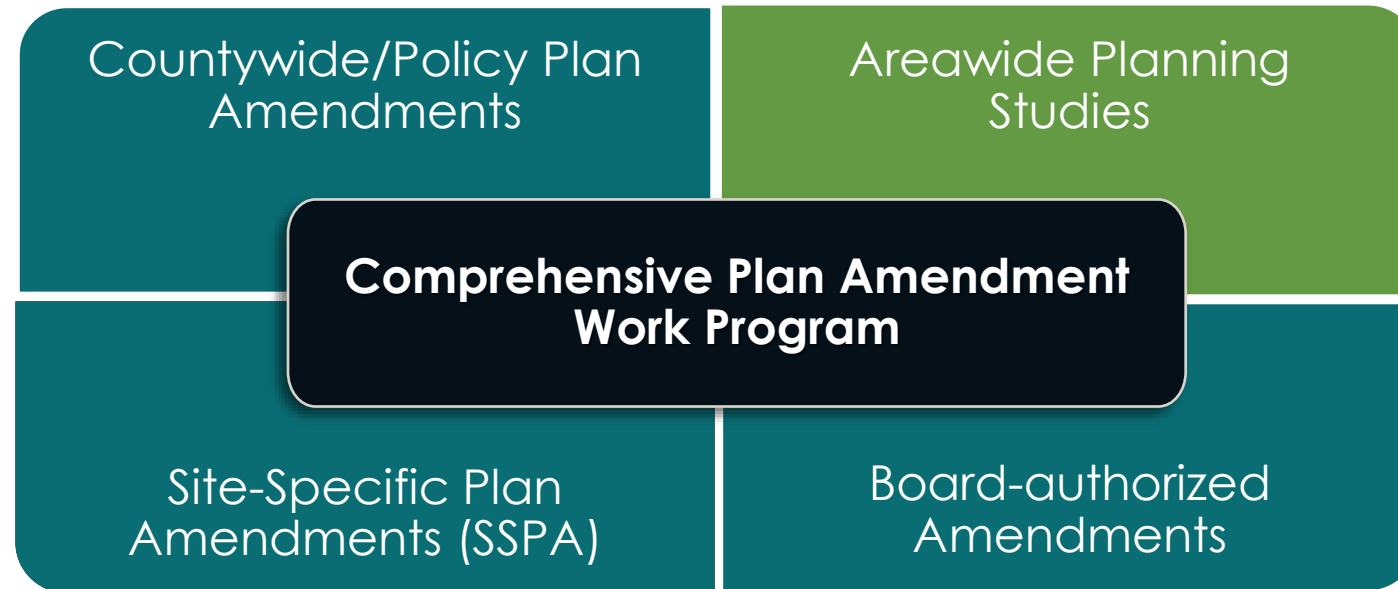
AMOUNT, TYPE AND CHARACTER

Geographic areas envisioned for growth, change or to remain as-is

Details land use, environmental, transportation, and other major focus areas

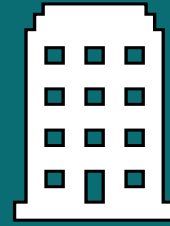
Amending the Comprehensive Plan

Plan Amendment Work Program



Impact Review

- How does the proposal compare to, or impact, the current Comprehensive Plan?
- What are the benefits and impacts to the community?
- Are there cumulative changes that need to be considered?
- What actions should be taken to mitigate any impacts?



Land Use



Transportation &
Access



Environment



Public Facilities



Open Space and
Parks



Schools



Health and
Human Services



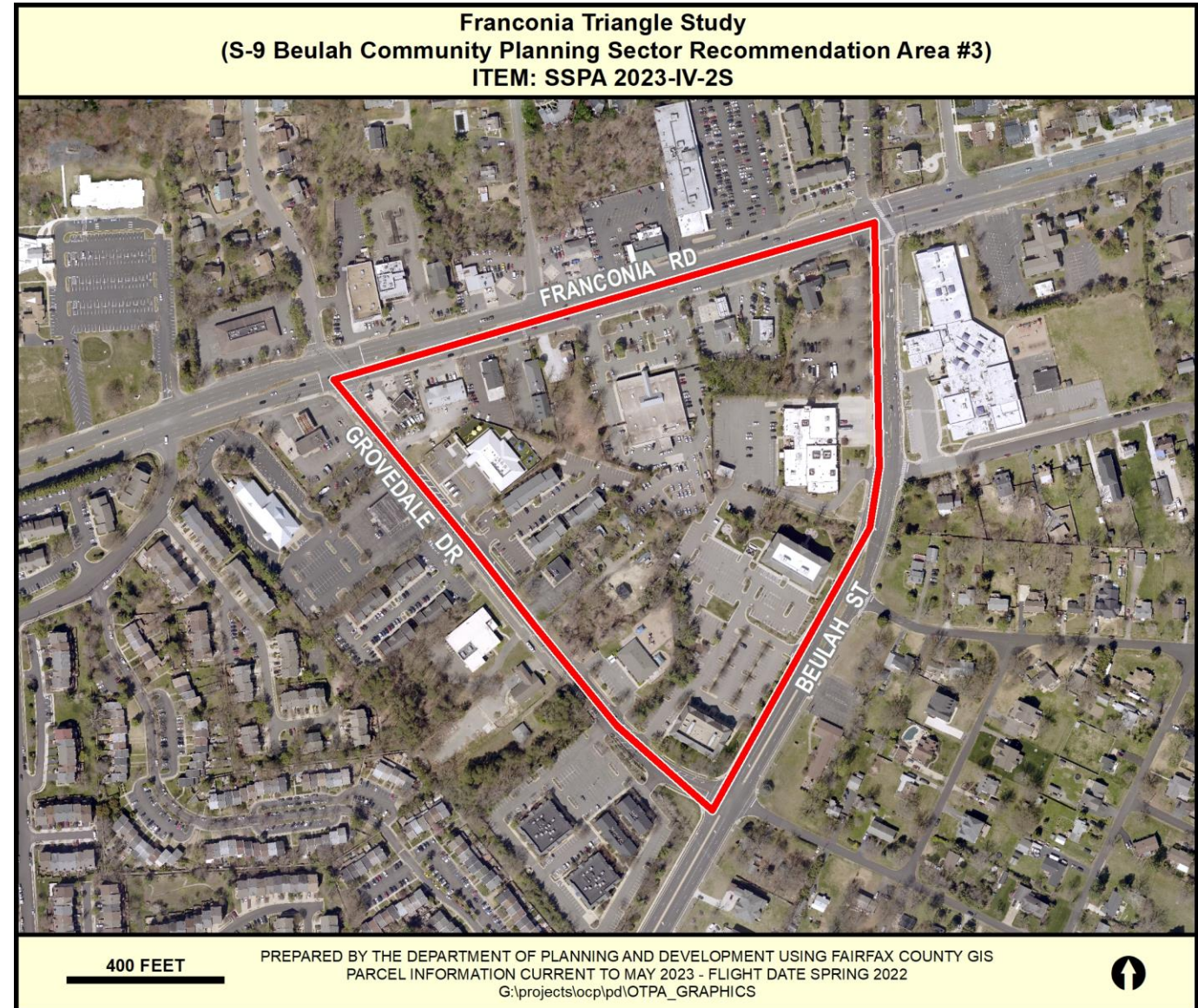
Housing



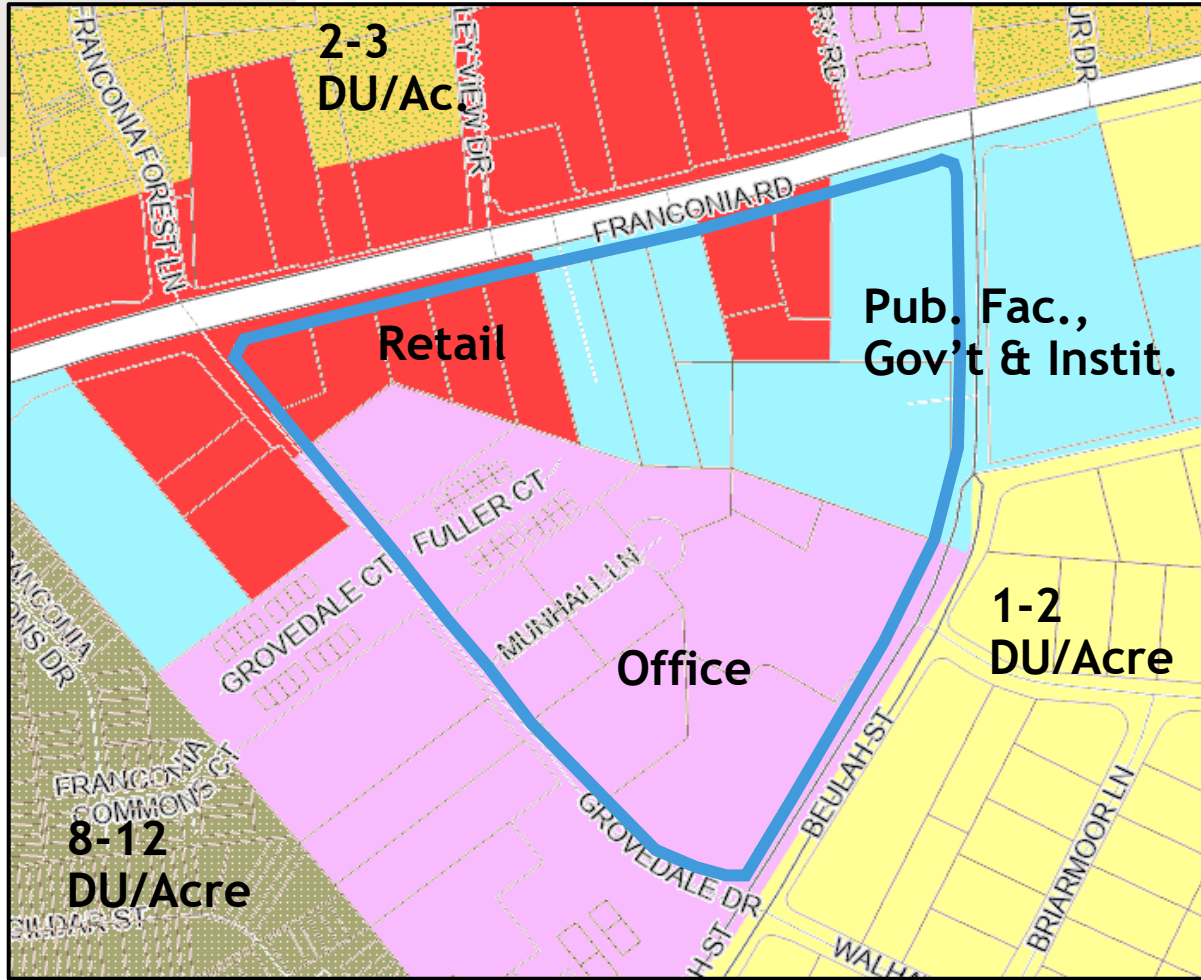
Heritage
Resources

Study Area

- Area bounded by Franconia Road, Beulah Street, and Grovedale Drive
- 22.75 acres



Adopted Plan



Comprehensive Plan Base Recommendations

- Franconia Governmental Center, church and fire station planned for public facilities, governmental and institutional uses
- Area south and west of Franconia Gov't Center and fire station planned for low intensity office
- Neighborhood serving retail up to .25 FAR along Franconia Road

Proposed Plan

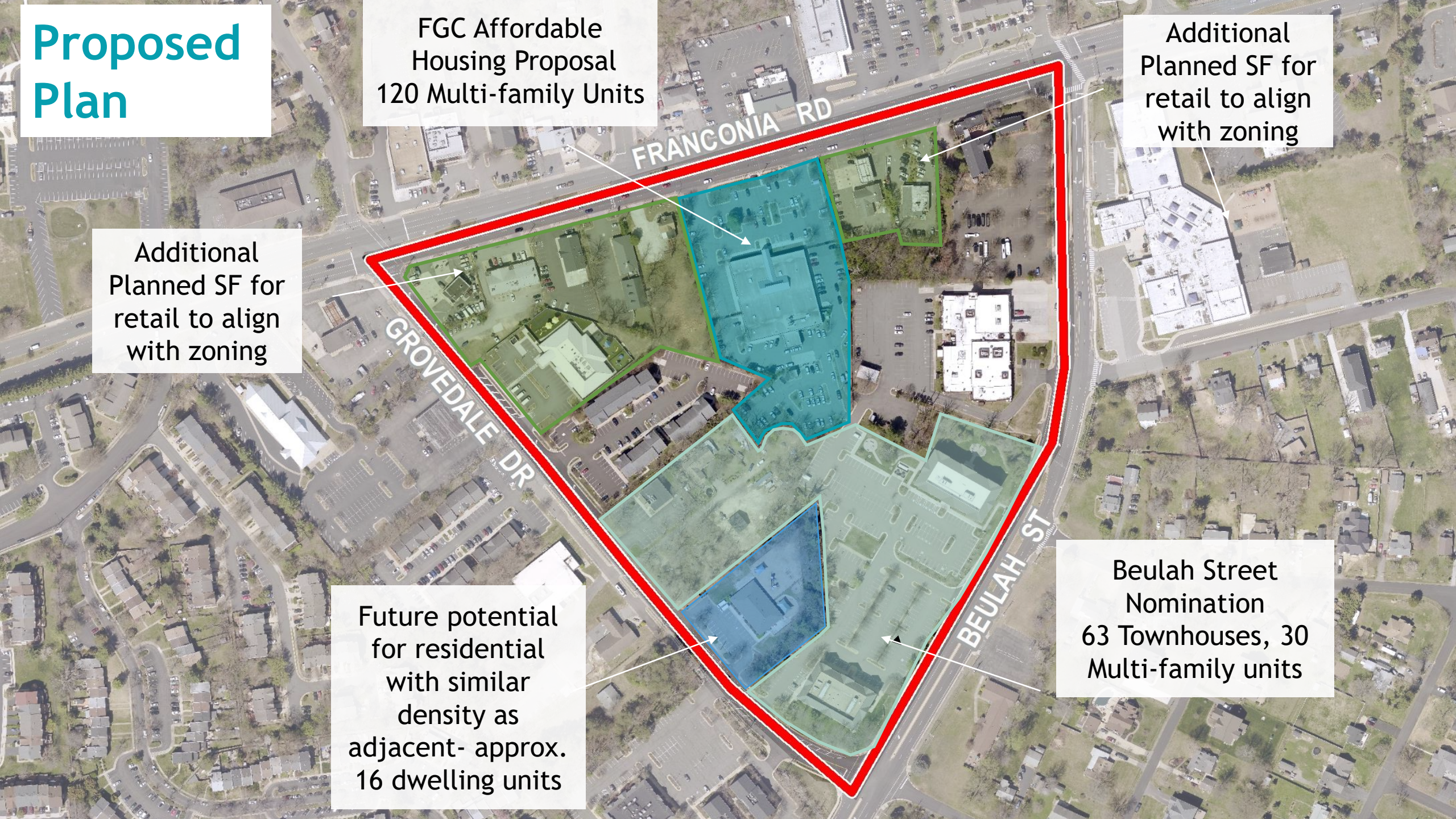
FGC Affordable Housing Proposal
120 Multi-family Units

Additional Planned SF for retail to align with zoning

Additional Planned SF for retail to align with zoning

Future potential for residential with similar density as adjacent- approx. 16 dwelling units

Beulah Street Nomination
63 Townhouses, 30 Multi-family units



Comprehensive Planning and Zoning

Franconia Triangle Study
(S-9 Beulah Community Planning Sector Recommendation Area #3)
ITEM: SSPA 2023-IV-2S

Franconia
Governmental
Center site

SSPA Nomination
CPN22-LE-003

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MAY 2023 - FLIGHT DATE SPRING 2022
G:\projects\locplpd\OTPA_GRAPHICS



Step 1, Comprehensive Plan Study (Study area in **RED**): Evaluates proposed plan compared to current plan, including cumulative changes from prior and current planning studies (such as Beulah Street townhouse proposal, Topgolf, and other planning sites).

- Topics cumulatively reviewed include:
 - Multimodal Transportation
 - Schools
 - Parks
 - Sewer and other public facilities

Step 2, Rezoning Study (Redevelopment sites in **YELLOW**): Evaluates land development application and project-specific mitigations (if needed)

Draft Text



Land Use Draft Text- General

Land Use

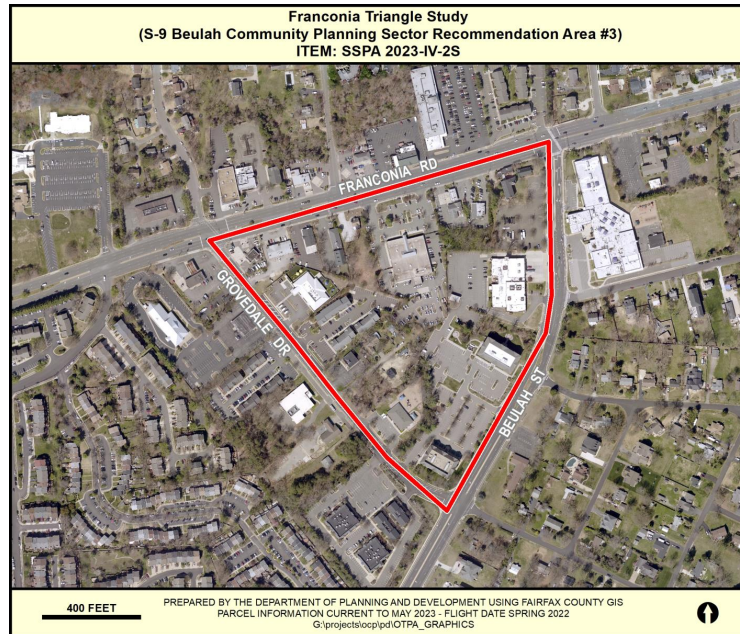
The Beulah Planning Sector contains stable established residential neighborhoods. Infill development should be of a compatible use, type, and density and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

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.

Land Use Draft Text- General

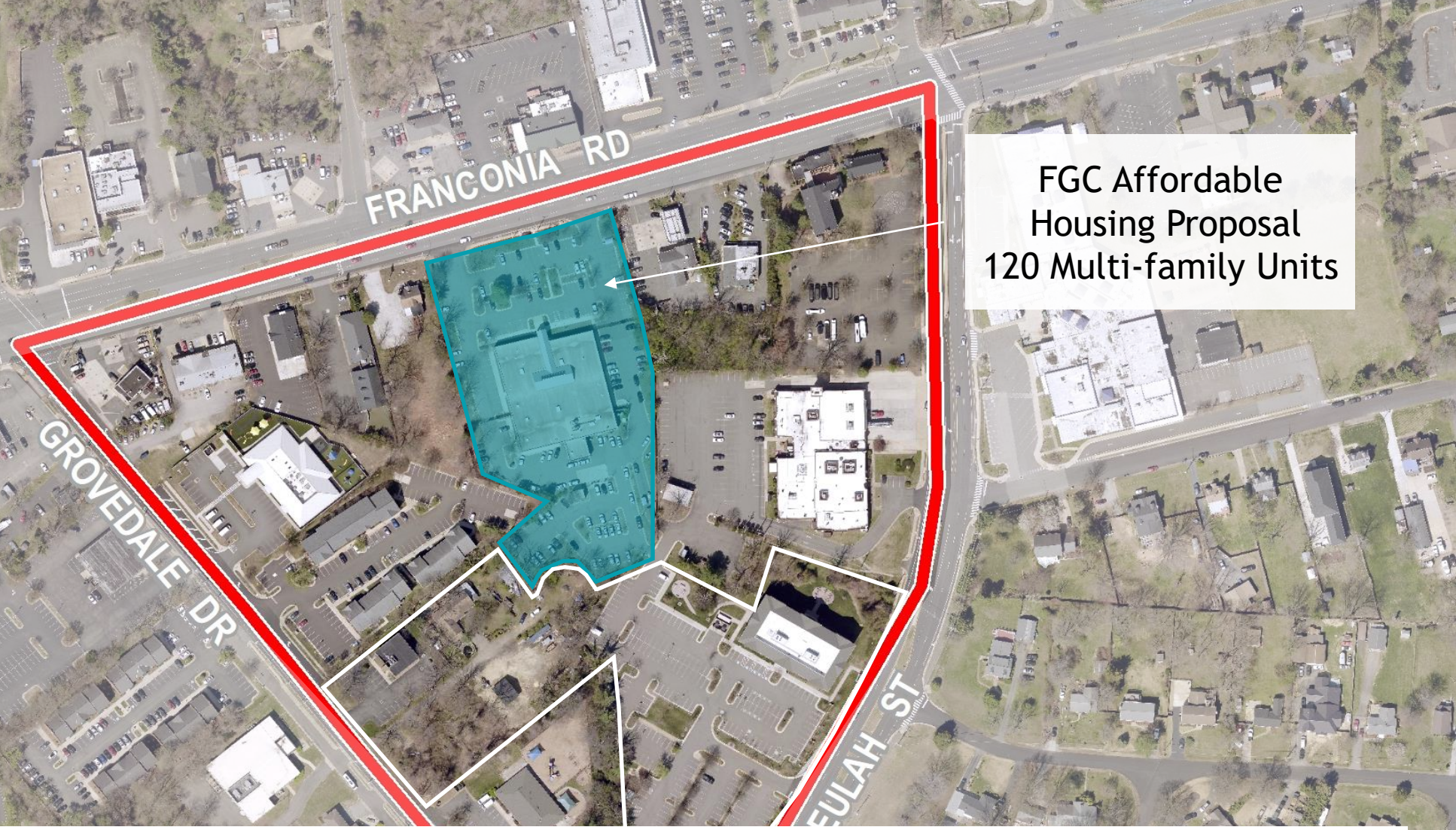
3. Within the area bounded by Franconia Road, Beulah Street, and Grovedale Drive, also known as the Franconia Triangle, should develop as the community focal point for the greater Franconia area through compatible redevelopment with a mix of uses, public facilities, and an urban park that provide for 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. The 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.





Plan Options

Plan Option: Franconia Gov't Center



FGC Affordable
Housing Proposal
120 Multi-family Units

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

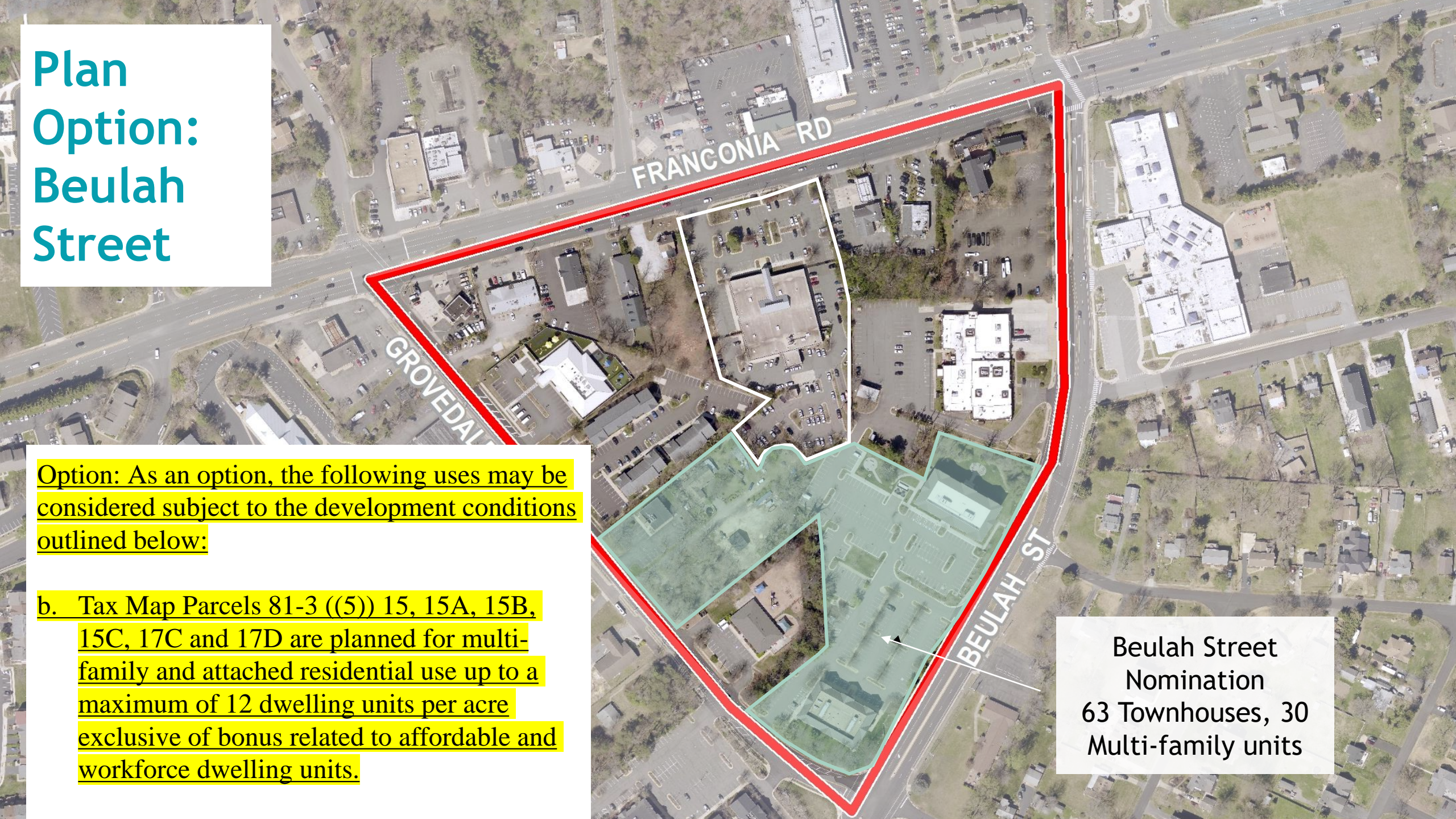
- a. Tax Map Parcels 81-3 ((5)) 3A, 2A, 2B, 2C1 and 83-3 ((8)) 503 are planned for multi-family residential use up to 120 units. Compatible, supporting/community serving uses may also be appropriate to complement the residential use.

Plan Option: Beulah Street

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

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.

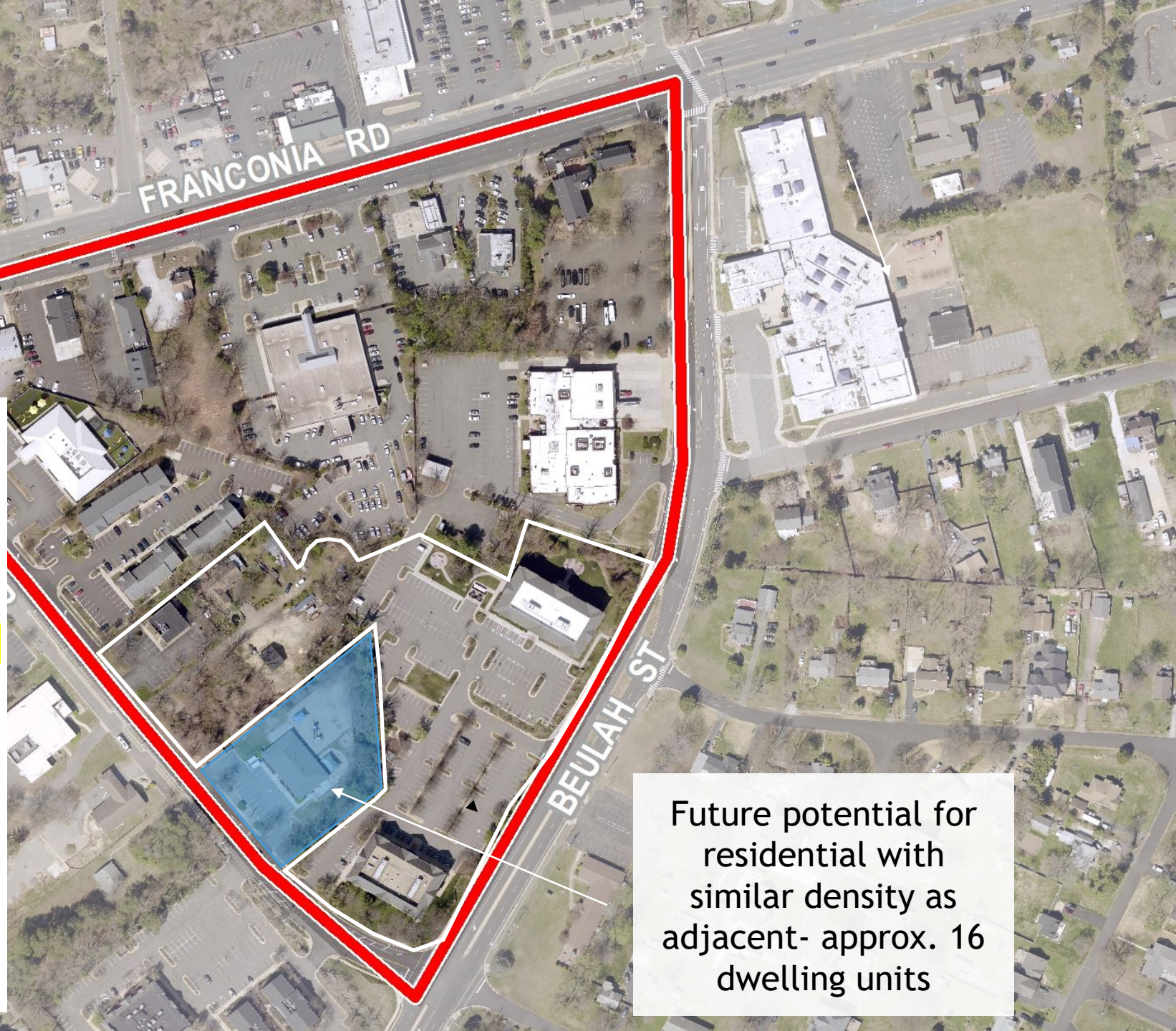
Beulah Street
Nomination
63 Townhouses, 30
Multi-family units



Plan Option: Attached residential

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

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.



Future potential for residential with similar density as adjacent- approx. 16 dwelling units

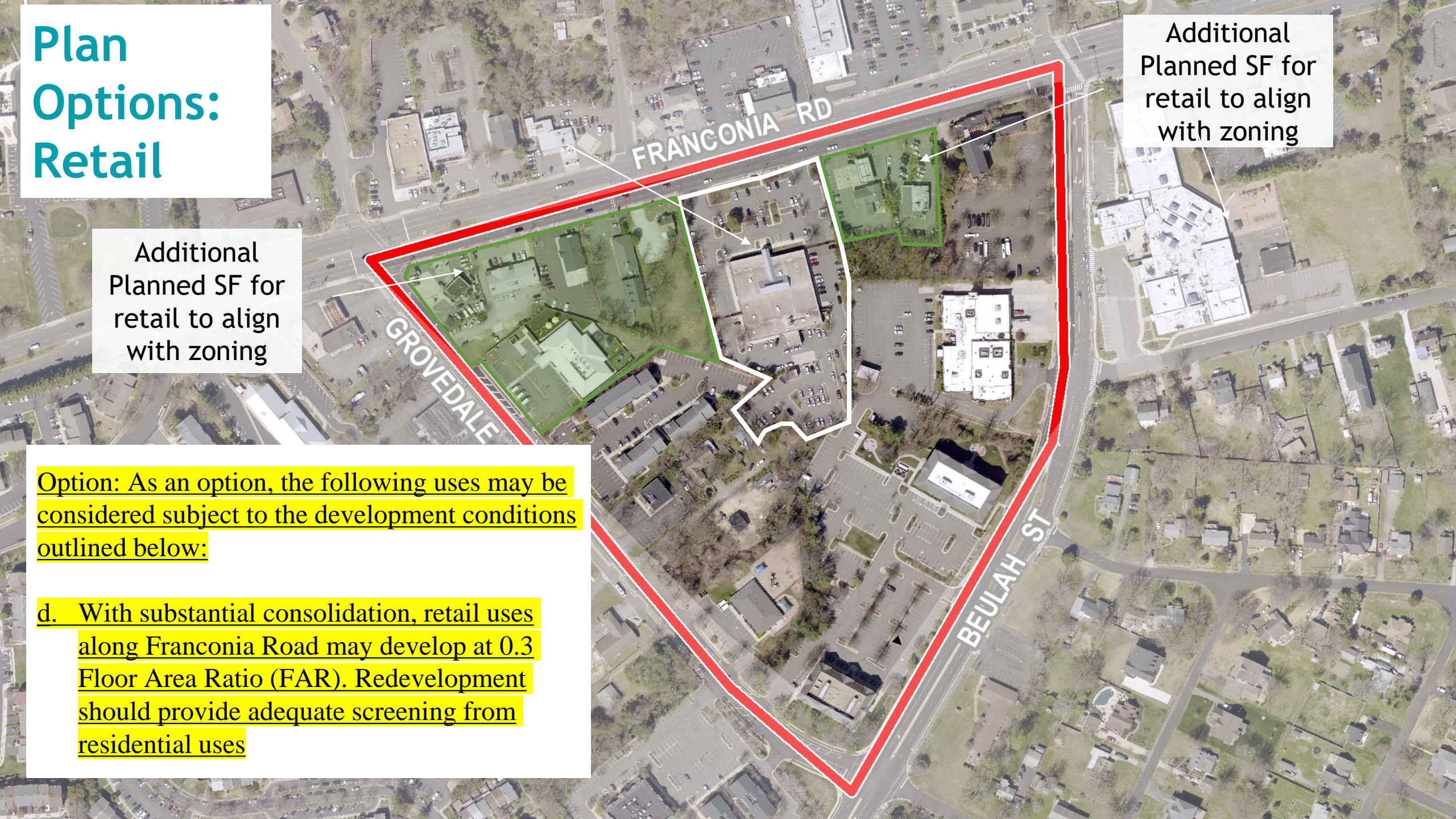
Plan Options: Retail

Additional Planned SF for retail to align with zoning

Additional Planned SF for retail to align with zoning

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

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





Conditions

Consolidation and Design

~~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 architectural design should be ~~an~~ elements of any development proposal;

Non-residential Impacts

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

- 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;

Height

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

- Residential building heights should be limited to a maximum of four stories.



30' TOWNHOMES - 3 STORY



24' TOWNHOMES - 3 STORY



30' TOWNHOMES - 4 STORY



24' TOWNHOMES - 4 STORY

Environmental

Tree Preservation

- 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 in good health and condition as possible;

Stormwater Control Measures

- Stormwater quantity and quality control measures should be provided that are substantially more extensive than County's minimum requirements. Runoff should be reduced to good-forested conditions to the greatest extent possible. These measures should be provided with the goal of retaining and managing stormwater onsite, minimizing downstream flood risk, reducing the total runoff volume and/or significantly delaying its entry into the stream system.

Heritage Resources

- Reconnaissance Level Field Survey
- Preserve significant resources, if not possible, resource should be recorded
 - 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;

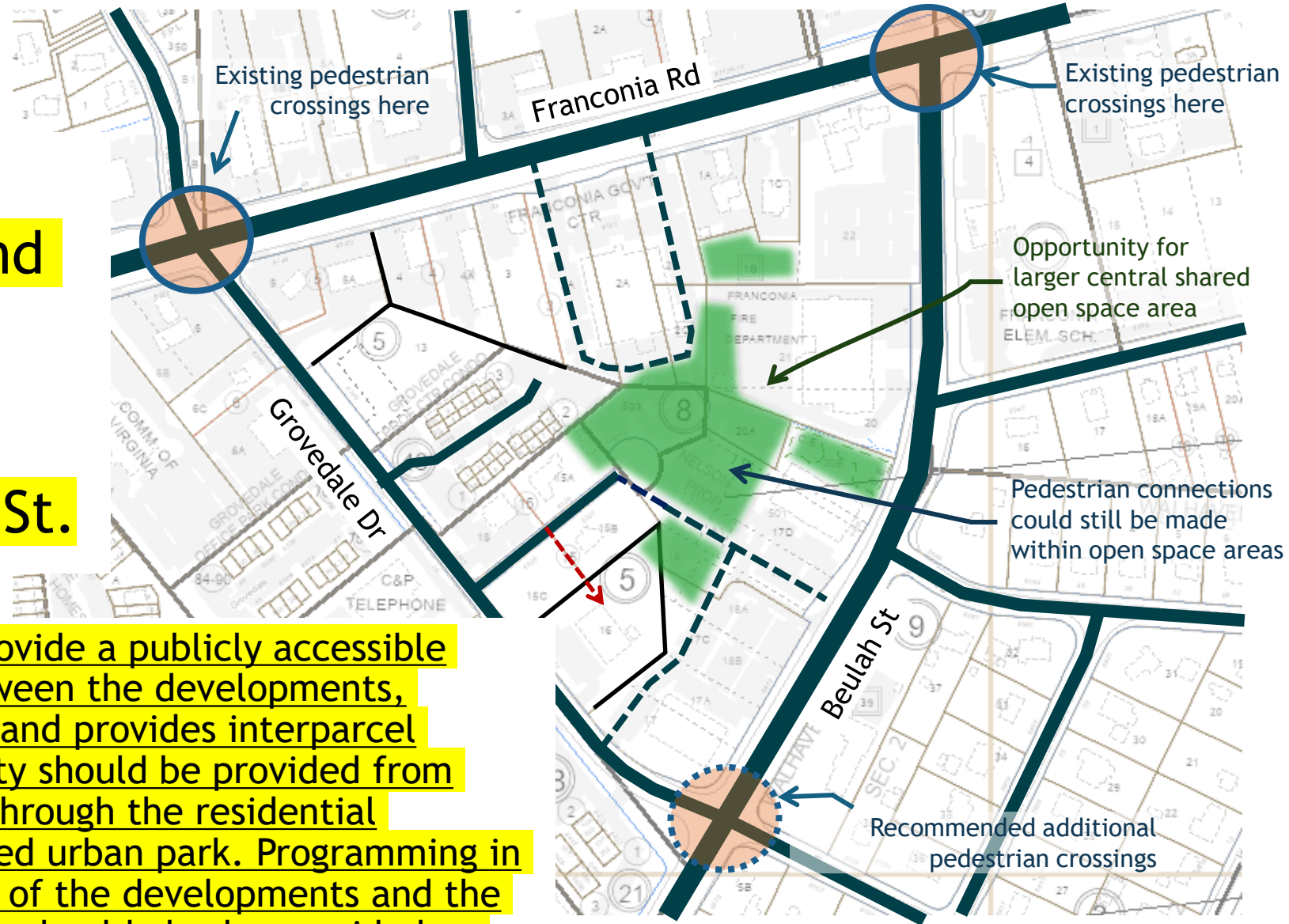


Urban Park

- Centrally located urban park serving residents and community

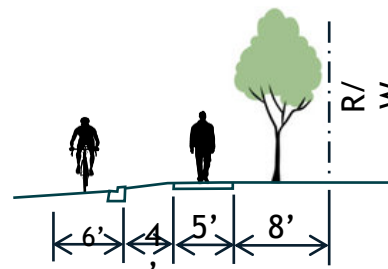
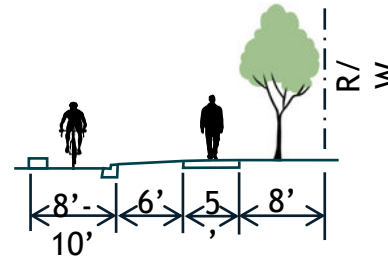
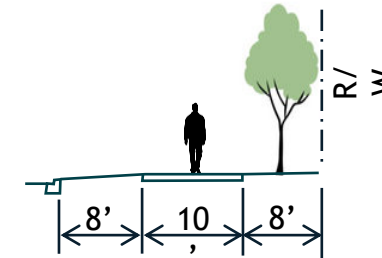
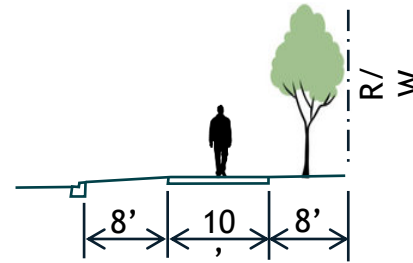
- Pedestrian connections Franconia Rd. to Beulah St.

- 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;



Transportation: Pedestrian and Bicycle Improvements

- **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;**



Franconia Road (Example Streetscape)



Beulah Street (2 Example Streetscapes)

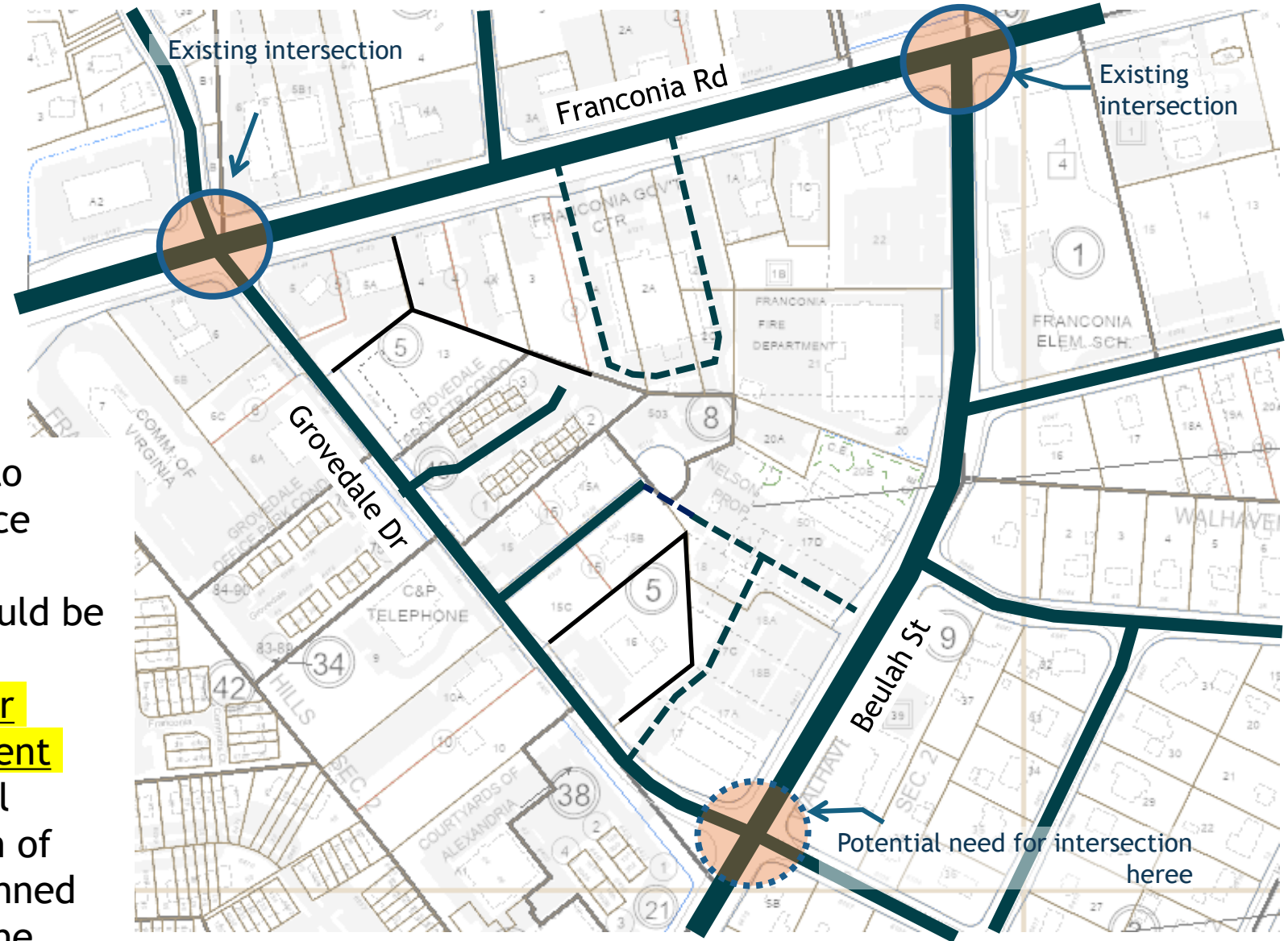


Grovedale Drive (Example Streetscape)



Transportation: Roadway Improvements

- 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.



Community Engagement - Franconia Triangle





Questions?