



Site Plan Review Committee

Summary of Online Engagement Comments

4420 Fairfax Drive—The Spire (SPLA25-00021)

Project Contact:

SPRC Chairs:

Tony Striner
tstriner@commissions.arlingtonva.us

County Staff Contact:

CPHD Planner
Peter Schulz
pschulz@arlingtonva.us

DES Planner
Daniel Creed
dcreed@arlingtonva.us

Applicant Contact:

Jon Kardon
jon@ariadevelopmentgroup.com

Nick Cumings
ncumings@thelandlawyers.com

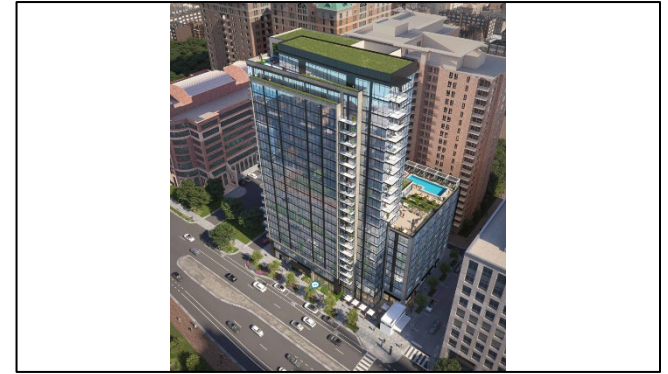
Site Plan Project Information

Project Name: 4420 Fairfax Drive

Items Requested: Major Site Plan Amendment

Online Engagement Opportunity: January 15-25, 2026

Review Focus Topics: Land Use & Density, Site Design & Layout, Building Height, Form & Architecture, Parking & Loading, Transportation, Open Space & Landscaping, Green Building & Sustainability



About this Document

This document contains comments received as a part of the Site Plan Review Committee's (SPRC) Online Engagement Opportunity for the [4420 Fairfax Drive project](#). A total of 114 respondents provided over 364 comments during the Online Engagement Opportunity period between January 15-25, 2026. The feedback results and summary of common topics can be found below.

Feedback Results

- [Feedback Form](#)
- [All Participants](#)
- [SPRC Members](#)
- [Other Board, Commission, or Committee Members](#)
- [Community Members](#)

Summary of Common Topics

Below are common topics or themes received through the online engagement session that were identified by County staff. Please note that the topics have been summarized to provide an overview of the common themes or remarks and may not fully capture the concerns expressed by each individual respondent.

1. Land Use & Density

Commenters generally expressed mixed views on the proposed land use and density. Supporters noted that the project aligns with long-term planning goals, encourages efficient land use, and supports housing or employment needs. Others raised concerns that the proposed density may be out of scale with surrounding development, potentially impacting neighborhood character and infrastructure capacity.

2. Site Design

Public feedback emphasized the importance of a well-organized site layout that promotes safety, accessibility, and compatibility with adjacent properties. Comments frequently addressed building placement, pedestrian circulation, driveway locations, and buffering from neighboring uses. Some commenters suggested revisions to improve internal circulation and reduce conflicts between vehicles, pedestrians, and service functions.

3. Building Height

Building height was a common concern, particularly regarding potential visual and shading impacts on nearby properties. While some commenters felt the proposed height was appropriate for the site and consistent with planning policies, others requested step-backs, reduced heights near residential edges, or additional transitions to better relate to surrounding development.

4. Building Form & Architecture

Commenters generally encouraged high-quality architecture and materials. Feedback focused on massing, façade articulation, and the use of varied materials to reduce perceived bulk. Some noted that the design should better reflect the character of the surrounding area, while others supported a more contemporary architectural approach if well executed.

5. Parking & Transportation

Public comments addressed both the quantity and management of parking. Some expressed concern about potential spillover parking and traffic congestion on nearby streets, while others supported reduced parking ratios in proximity to transit. Additional comments emphasized the need for safe pedestrian and bicycle connections, transit access, and effective loading and drop-off areas.

6. Open Space & Landscape

Many commenters supported the inclusion of usable open space and enhanced landscaping. Feedback highlighted the importance of tree preservation, shade, and attractive streetscapes. Some requested additional publicly accessible open space, better integration of outdoor amenities, and landscaping that buffers neighboring properties and softens building edges.

7. Green Building

Commenters generally expressed support for sustainable design practices. Suggestions included incorporating energy-efficient systems, stormwater management features, green roofs, and sustainable materials. Some encouraged the project to exceed minimum green building requirements and demonstrate leadership in environmental performance.

8. Other Comments

Additional comments addressed construction impacts, such as noise, dust, and scheduling, as well as long-term property management and maintenance. Some commenters requested ongoing community engagement as the project moves forward, while others raised site-specific concerns related to schools, utilities, or public services.