



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-SU-003
Supervisor District	Sully
Parcel ID Number(s)	24-4 ((1)) 6C1
Parcel Address(es)	N/A
Nominator	Potomac Land Group III, LLC by Sara V. Mariska, Attorney/Agent
Plan Map Designation	Office
Comprehensive Plan Recommendation for Nominated Property	Area III, Dulles Suburban Center, Land Unit D-3. Planned for campus-style office uses from 0.50 to 1.0 FAR. Option for mixed-use up to 0.70 FAR. Full site-specific recommendations are included as a Supplemental Document.
Proposed Land Use	MixedUse
Summary of Proposed Comprehensive Plan Change	Mix of townhouse, live/work, and commercial uses. Nominator proposes up to 29,000 square feet of commercial use and approximately 50 townhouses and 4 live/work units.

2022-2023 Site Specific Plan Amendment Process

Statement of Justification Discovery Square South

Nominator: Potomac Land Group III, LLC

The property identified as Fairfax County Tax Map Reference 24-4 ((1)) 6C1 (the “Subject Property”) is in the northwest quadrant of the intersection of Centreville Road and Wall Road. Comprised of approximately 8.07 acres, the Subject Property is currently vacant. The Nominator proposes a walkable, mixed-use development that will complete the Discovery Square community and serve as an amenity for the surrounding area. The Nominator has been discussing this proposal with Discovery Square residents and other community groups as well as County Staff for the past year and looks forward to activating this corner as soon as possible.

The Comprehensive Plan (the “Plan”) recommends high-quality, campus-style office uses ranging in intensity from 0.50 to 1.0 FAR for the Subject Property. The Plan further provides an option for mixed-use development up to a 0.70 FAR with two potential development scenarios. Scenario B has been implemented which recommends a specific mix of residential and commercial uses.

The use mix included in the current Plan is not feasible due to site constraints, changed market conditions, surrounding development patterns, and desired site amenities. Accordingly, the Nominator proposes to retain a more modest commercial component and increase the residential component for the Subject Property. Specifically, the Nominator proposes approximately 29,000 square feet of commercial uses, 4 live/work units, and approximately 50 townhouses as illustrated in the enclosed conceptual plan. The conceptual plan package provides conceptual renderings as well as precedent images for reference.

The Nominator has been refining this proposal based upon conversations with the County as well as community stakeholders including Discovery Square, Chantilly Highlands, Franklin Farm, and the Sully District Council. The proposed development has been designed to achieve the following important goals:

- Retain the existing 50-foot buffer along Centreville Road.
- Continue the Yeager Drive streetscape and create quality streetscape along Air and Space Museum Parkway and throughout the Subject Property.
- Accommodate sidewalks within the development and enhance pedestrian connectivity to Sully Highlands Park, the Sully Community Center, and the balance of the Discovery Square development.
- Provide usable open spaces for events and casual gatherings.

- Provide sufficient parking to attract quality retail and restaurant uses without overparking the site while also screening parking.
- Create a cohesive design between the existing Discovery Square community and the Subject Property.

The proposal will address the Plan amendment criteria as follows:

Address emerging community interests or changes in circumstances.

The community has expressed a clear interest in a commercial component on the Subject Property which this nomination proposes to retain. Although the Plan currently contemplates a 5-10% retail/office component for the Discovery Square development, this commercial component is no longer feasible given the impact of real estate disruptors such as online ordering, online shopping, and teleworking, all of which have significantly reduced the demand for traditional brick and mortar retail and office space. The COVID-19 pandemic accelerated the change in market conditions. Since the current Plan recommendations were adopted, property to the south has also been developed as a major office complex which further limits the demand for office use in this location.

Advance objectives of the County's Policy Plan, Area Plans, and/or Concept for Future Development, and not contradict adopted Comprehensive Plan policy.

An increased residential component meets Land Use Policy Plan Objective 3 which recommends that the County should maintain a supply of land sufficient to meet the needs for housing, commercial, industrial, institutional/public services, and recreational and leisure activities. Land Use Policy Plan Objective 4 encourages a mix of diverse housing options to provide opportunity for residents to live in proximity to their workplace and/or mass transit. The Subject Property is proximate to Dulles International Airport, future Silver Line Metro Stations, the Route 28 technology corridor, as well as the large Dulles Discovery office complex immediately to the south.

The nomination will also advance longstanding Plan recommendations for the Subject Property as follows:

- The proposed development will result in significantly fewer peak-hour trips than the office use planned at the baseline.
- The commercial component is intended to accommodate restaurants.
- The residential use will include both townhouses and live/work units to provide a mix of unit types.
- Several plaza gathering spaces have been incorporated into the conceptual plan to provide usable open space for public events and casual recreation use.

- Pedestrian links have been incorporated to provide a safe and pleasant walking environment.
- Buildings have been set back approximately 50 feet from Centreville Road to provide a significant landscape buffer.

Align with the goals of the County’s Strategic Plan, One Fairfax Policy, Community-wide Housing Strategic Plan, Economic Success Plan, or other Board adopted Policy.

The nomination aligns with the goals of the County’s Strategic Plan as follows:

- Prioritize Placemaking (EO 12) – The nomination will create a vibrant, walkable, mixed-use community to meet the needs of residents and employees in this part of the County.
- Create Great Places (HNL 19 and 20) – The nomination will increase housing units near a park and community center, enhance pedestrian linkages to these amenities, while also providing a sense of place, through introduction of restaurants and neighborhood-sized gathering spaces on the Subject Property.
- Improve Mobility (HNL 22) – The nomination will increase pedestrian access to Sully Highlands Park and the Sully Community Center.

The nomination further aligns with the Goal 2 of the County’s Economic Success Plan as follows:

- 2.1 – The nomination will continue to allow for development of a mixed-use community with a mix of housing options as well as vibrant retail and restaurant options.
- 2.2 – The nomination will expand a livable, walkable community, increase the housing in this area, and provide a new housing option in an area proximate to Dulles International Airport as well as major County employment centers.

The Nominator is prepared to submit a zoning application concurrently with this nomination and intends to proceed with construction of the development as soon as possible. In sum, the Nominator proposes to modify existing Plan recommendations to increase the residential use and right-size the commercial component such that it is economically feasible to build, responsive to market realities, and can accommodate desired amenities such as open space, quality restaurants, and enhanced pedestrian connectivity.



SSPA Property Map - Potomac Land Group III, LLC

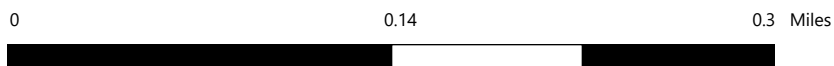


Legend

- Parcels

Notes:

Tax Map 24-4 ((1)) 6C1



This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.

Map produced: 10/3/2022

DISCOVERY SQUARE

South

Retail View



DISCOVERY SQUARE SOUTH ILLUSTRATIVE VIEW

Retail View



DISCOVERY SQUARE SOUTH ILLUSTRATIVE VIEW

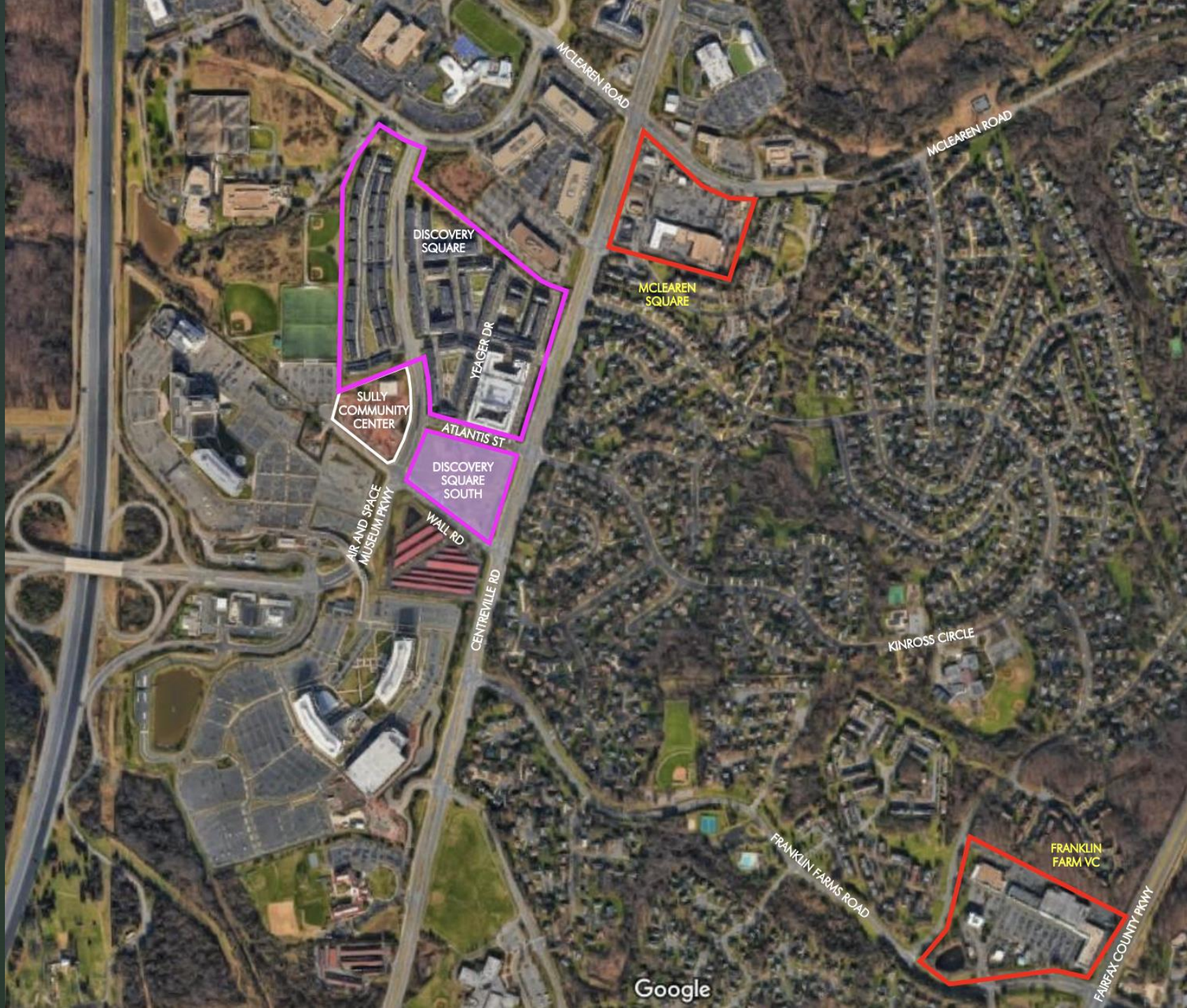
ParkerRodriguez

Retail View



Retail View







DRAFT SITE PLAN

SUMMARY

28,850	SF RETAIL
233	PARKING SPACES
4	LIVE/ WORK (UNITS)
43	TOWNHOMES 20' X 40'
137	RES. PARKING SPACES

NORTH

DISCOVERY SQUARE SOUTH

1" = 50' 3/30/22

ParkerRodriguez



RAISED INTERSECTION CONCEPT



VILLAGE GREEN



LIVE/WORK PRECEDENT



VILLAGE GREEN







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Washington, DC 20001

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October 3, 2022

Leanna O'Donnell, Director
Planning Division
Fairfax County Department of Planning & Development
12055 Government Center Parkway, 7th Floor
Fairfax, Virginia 22035

Re: SSPA Nomination Consent
Subject Property: 24-4 ((1)) 6C1
Owner: LPC Commercial Residential LLC
Nominator: Potomac Land Group III, LLC

Dear Ms. O'Donnell:

As a duly authorized representative of LPC Commercial Residential LLC, owner of property identified as Fairfax County Tax Map Reference 24-4 ((1)) 6C1 (the "Subject Property"), I hereby consent to the filing of a Comprehensive Plan Amendment Nomination as part of the 2022-2023 Site Specific Plan Amendment (SSPA) process by Potomac Land Group III, LLC.

Very truly yours,

LPC Commercial Residential LLC

A handwritten signature in blue ink, appearing to read "Bari Nichols", written over a horizontal line.

By: Bari Nichols

Its: Senior Vice President

LAND UNIT D-3

CHARACTER

Land Unit D-3 consists of 273 acres and is bounded on the north by McLearen Road, on the west by Route 28, on the east by Centreville Road and on the south by Wall Road (Figure 24). This area is developed with campus-style office development, industrial/flex and institutional uses (a private school) as well as townhouses and multifamily residential uses.

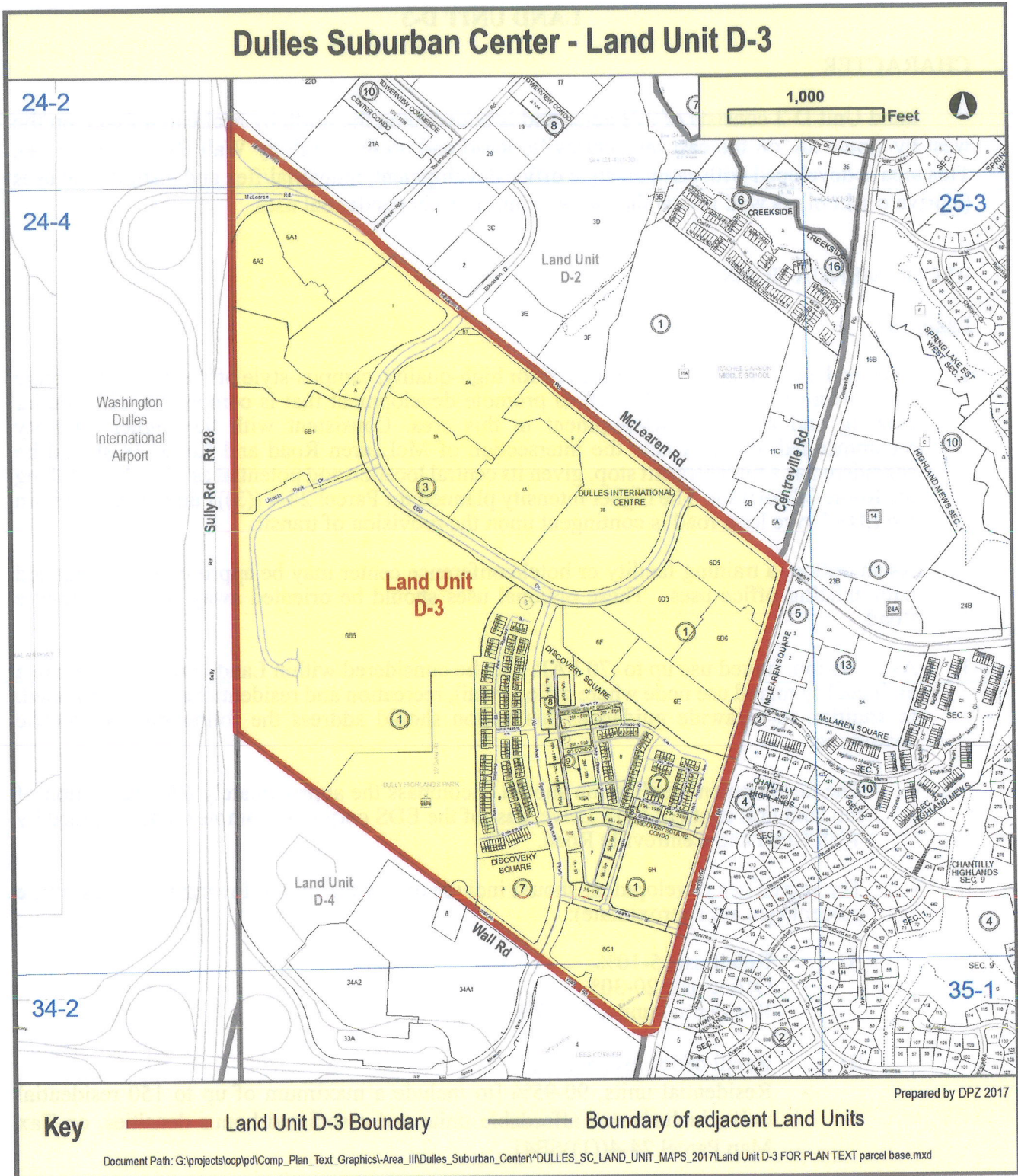
RECOMMENDATIONS

Land Use

1. This land unit is planned and approved for high-quality, campus-style office uses in the range of an intensity of .50 to 1.0 FAR to promote development that is compatible with similar existing and approved development in this area. Consistent with the higher intensity recommended, the area near the intersection of McLearen Road and Route 28 should be considered as a future transit stop, given its central location and potential as a focal point along the Route 28 corridor. The higher intensity planned for Parcel 24-4 ((3))1 and the area within the EDS Drive loop road is contingent upon the provision of transit.
2. As an option, a training facility or hotel/conference center may be appropriate if integrated with existing office uses. These optional uses should be oriented away from Centreville Road.
3. As an option, mixed use up to .70 FAR may be considered within Land Unit D-3 to create a high quality mixed use node where office, retail, recreation and residential uses are provided. In addition to areawide guidance, this option should address the following site-specific conditions:
 - The development application should encompass the approximately 67-acre portion of the land unit south of EDS Drive, east of the EDS corporate complex, and bounded by Wall Road and Centreville Road.
 - The mixed use development should include one of the two following mix of uses (the percentages are approximate):
 - A) - Retail use, 5-10%
 - Office use, 20-30%
 - Residential units, 50-70%
 - B) - Retail/office use, 5-10%
 - Residential units, 90-95% [to include a maximum of up to 150 residential units, inclusive of affordable units and associated bonus densities, on Tax Map Parcel 24-4((1))6B4]

In addition, other uses, such as institutional, may also be appropriate.

- If land use mix option B is chosen, no less than five acres of Tax Map Parcel 24-4((1))6B4 should be dedicated to the Fairfax County Board of Supervisors for a use such as a community center.



**LAND UNIT D-3
 LOCATION AND COMPREHENSIVE PLAN MAP DESIGNATION**

FIGURE 24

- If land use mix option B is chosen, “in-kind” contributions may be appropriate to mitigate the impacts of development on the school system. Examples of “in-kind” contributions include land dedication; opportunities for shared space in private buildings for activities such as community use, adult education, vocational training, academy programs; or other alternative arrangements that provide Fairfax County Public Schools with additional resources to accommodate its growing student population.
- The trip generation of the mixed use development should meet the *Performance Criteria for Optional Uses* found in the Dulles Suburban Center Overview, and result in significantly fewer peak-hour trips than the office use planned at the baseline.
- Retail use should be integrated with other uses. Restaurants are encouraged to serve both residents and visitors to the area. A grocery store and drug store are also desirable uses.
- Residential use should provide a mix of unit types, including live/work units, for a total of approximately 900-1000 units. Live/work units are defined as the combination of a private residence with a professional office, retail or other nonresidential use.
- An active recreation area with at least five athletic fields and provision of parking on or adjacent to the site or in a shared parking arrangement with adjacent uses. Facilities should be developed according to Fairfax County Park Authority standards in consultation with FCPA staff. This park should be dedicated to the Fairfax County Park Authority.
- A plaza in the village center should provide usable open space for public events and casual recreation use.
- Office use is integrated into the both the village center and elsewhere in the development.
- To ensure needed access and circulation for this development option, a public road connection between Wall Road and EDS Drive should be provided.
- Pedestrian links should provide a safe and pleasant walking environment.
- Parking should be mostly in structured garages. However, surface lots and on-street parking should be used to promote street activity and convenience to retail uses.
- Development along Centreville Road should be set back 50-100 feet, depending on the applicant’s proposed land use, design and height of buildings, and the amount and quality of the landscaping provided.
- There may be a need for an additional high school in the western portion of the county served by Westfield, Chantilly and Centreville High Schools because of existing and projected overcrowding at this level. If a high school site has not been acquired by the time a rezoning application is under review, then the applicant must demonstrate that the school impacts of the residential development can be mitigated by other means that meet the approval of Fairfax County. Mitigation measures may include, but are not limited to:
 1. Provision of land for additional facilities, such as vocational training, academy programs and adult learning centers, examples of programs that are currently provided at existing schools which could be relocated to the site that is the subject of the rezoning application;

2. Financial contributions that would facilitate the acceleration and/or construction of new facilities or the expansion of existing facilities;
3. Financial contributions for, or donations of, equipment and other items that increase the utilization or efficiency of existing facilities; and
4. Measures that facilitate the better utilization of existing school facilities from an operational standpoint or other solutions to increase utilization of under-capacity schools.

Trails/Connectivity

Trails planned for this land unit are delineated on the Countywide Trails Plan Map and are an integral part of the overall county system.