



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-SU-010
Supervisor District	Sully
Parcel ID Number(s)	24-4 ((1)) 6F and 6E
Parcel Address(es)	3078 Centreville Road, Herndon, VA 20171
Nominator	David Gill
Plan Map Designation	Office use
Comprehensive Plan Recommendation for Nominated Property	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.
Proposed Land Use	Residential
Summary of Proposed Comprehensive Plan Change	a. Residential use, with a mix of townhouses, and stacked townhouses. b. 177 total units (93 townhouse, 84 stacked) c. Approximately 17 dwelling units/acre i. R-20 Zoning District proposed d. 37% open space proposed i. 31% required e. Centrally located open space f. 461 parking stalls i. 93 x 2.7 = 251 ii. 84 x 2.3 = 193 iii. 251 + 193 = 444 (REQUIRED) iv. Rear alley-loaded garages v. Each townhouse has 2 garage stalls, no driveway stalls vi. Each stacked townhouse has 1 garage stall, 1 driveway stall vii. On-street visitor parking

**STATEMENT OF JUSTIFICATION
LINCOLN PARK SSPA NOMINATION**

K. HOVNANIAN MID-ATLANTIC DIVISION, LLC
Tax Map Numbers 024-4 ((01)) 0006F and 0006E (the "Site" or "Property")
October 28, 2022

- I. The proposal addresses shifts in the office and residential markets. The office market for the site has ebbed over time while the residential market has flowed. The Site consists of an undeveloped parcel in the west, and a 20-year old, 2-story office building with surface parking in the east. The land is planned, zoned, and site plan approved for office use. The western land has been available for development with office use for a number of years, yet has remained undeveloped, while the existing office building is nearing the end of its useful life without major refurbishment. Refurbishment, however, is untenable as the office market currently does not support office use at this location. In recent years, the market has shifted even further from office for this location, and we believe it will be many years before the office market may ever come back. The office market demand is focused on areas within walking distance of Metro stations within walkable, amenity rich neighborhoods. This Site does not meet all of these criteria. We believe that the current market will support residential uses at this site, to include townhouses and stacked townhouses. We are seeing across the County and the region that vacant sites that have long been planned for office use, or that have unleased office spaces in marginal locations are being reimagined and successfully redeveloped with residential townhouses and stacked townhouses as the demand for plentiful and affordable housing increases in the region.

- II. The proposal implements the County's Concept for Future Development to encourage moderate density residential uses in a cohesive, complementary manner within the Dulles Suburban Center. The proposed residential uses complement the nearby existing residential, office, institutional, and retail uses. The complementary nearby uses include the recently built Discovery Square townhouse and multifamily development to the south, the private and public schools to the north, office uses to the east, park uses to the west, and the McLearn Square retail shopping center to the east.

The proposal also addresses County policies on increasing and diversifying the stock of both market rate and affordable housing in strategic locations. The Policy Plan's Land Use section, Objective 2, Policy A calls for housing to be located with a compatible mix of uses, listing each of the nearby existing uses listed above. This will create mixed-use Suburban Centers which enhance the sense of community and reduce the need to travel long distances for employment and/or services. In addition, Land Use Objective 4, Policy A calls for more housing near employment, along with a diversity of housing types. Our proposal seeks to provide just that, with a mix of townhouses and stacked townhouses.

The Policy Plan's Housing section, Objective 1, Policies C and F call for WDU stacked townhouse units within Suburban Centers, as well as encouraging affordable housing for infill sites, particularly in commercial areas and near employment concentrations. The Policy Plan's Housing section, Objective 2, policy A calls for housing opportunities in or near Mixed-Use Suburban Centers as a way of providing the opportunity for persons to live and work within the county.

Lincoln Park SSPA
Statement of Justification

- III. The proposal achieves several goals of the County's Strategic Plan by providing affordable and quality housing, increasing the quantity and availability of housing, and providing residents access to nearby amenities that promote healthy neighborhoods.

The proposal implements the One Fairfax Policy by encouraging all who want to live in Fairfax to be able to do so, by providing additional housing supply with various housing types at different price points within a Suburban Center that is accessible to multiple modes of transport.

Implementation

If this SSPA is adopted, the applicant intends to file for a rezoning to take the land from the current I-5 Zoning District to the PDH-20 Zoning District. Site plans, and building plans would be submitted for review, and construction would follow as soon as reasonably possible. The applicant is a homebuilder with extensive experience in Fairfax County and currently has multiple projects in various stages of County review and under construction. The applicant intends to work with local community land use and transportation groups, including the Sully District Land Use and Transportation Committee.

Sincerely,

David Gill

David R. Gill



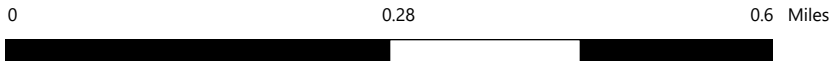
Lincoln Park SSPA Site



Legend

- Parcels
- Nomination Site

Notes:



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: 10/19/2022

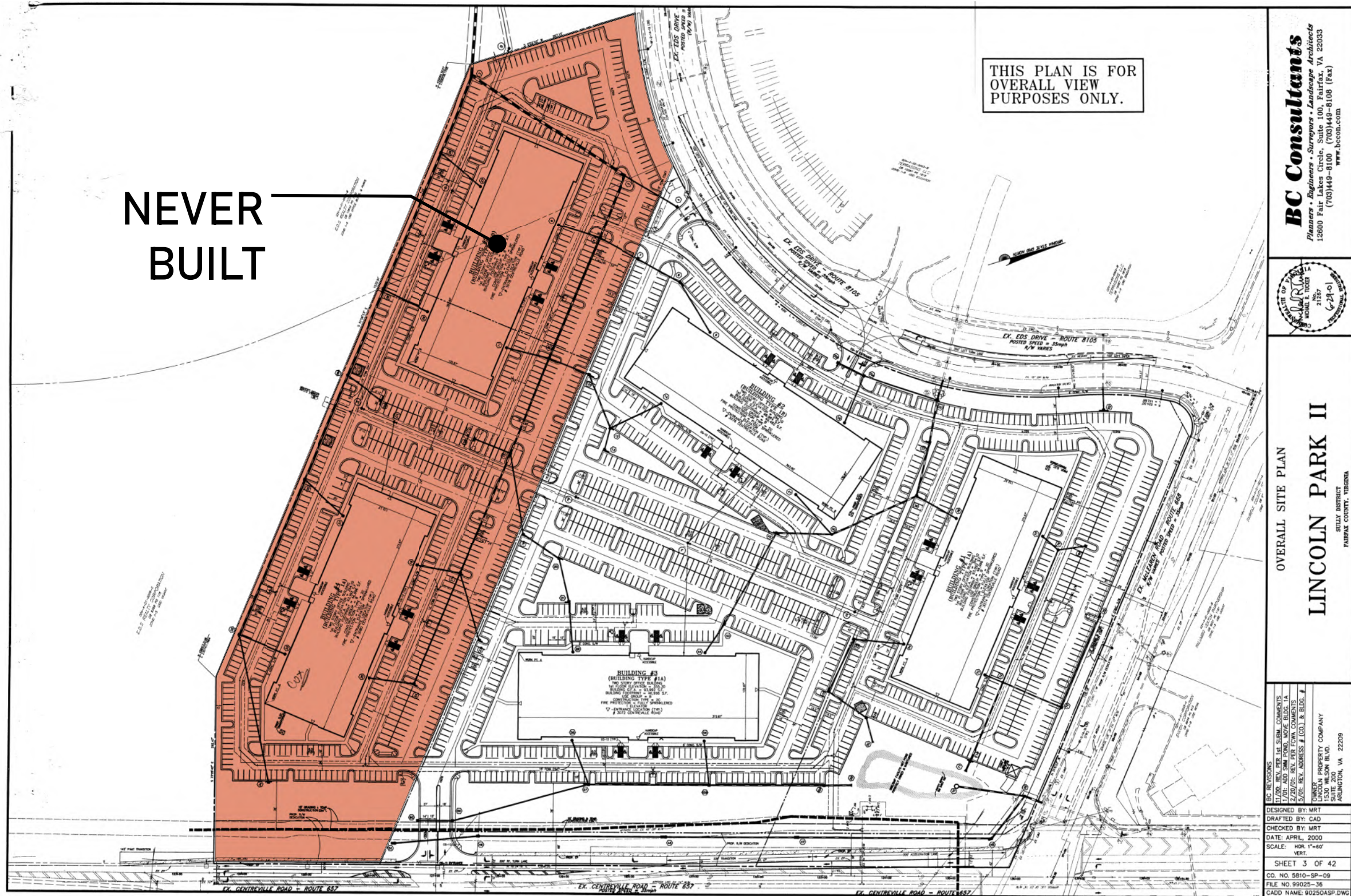
DULLES SUBURBAN CENTER



LINCOLN PARK



APPROVED SITE PLAN



LINCOLN PARK

LOCATION PLAN

SITE



FOR ILLUSTRATIVE PURPOSES ONLY

LINCOLN PARK

PROPOSED SITE DEVELOPMENT



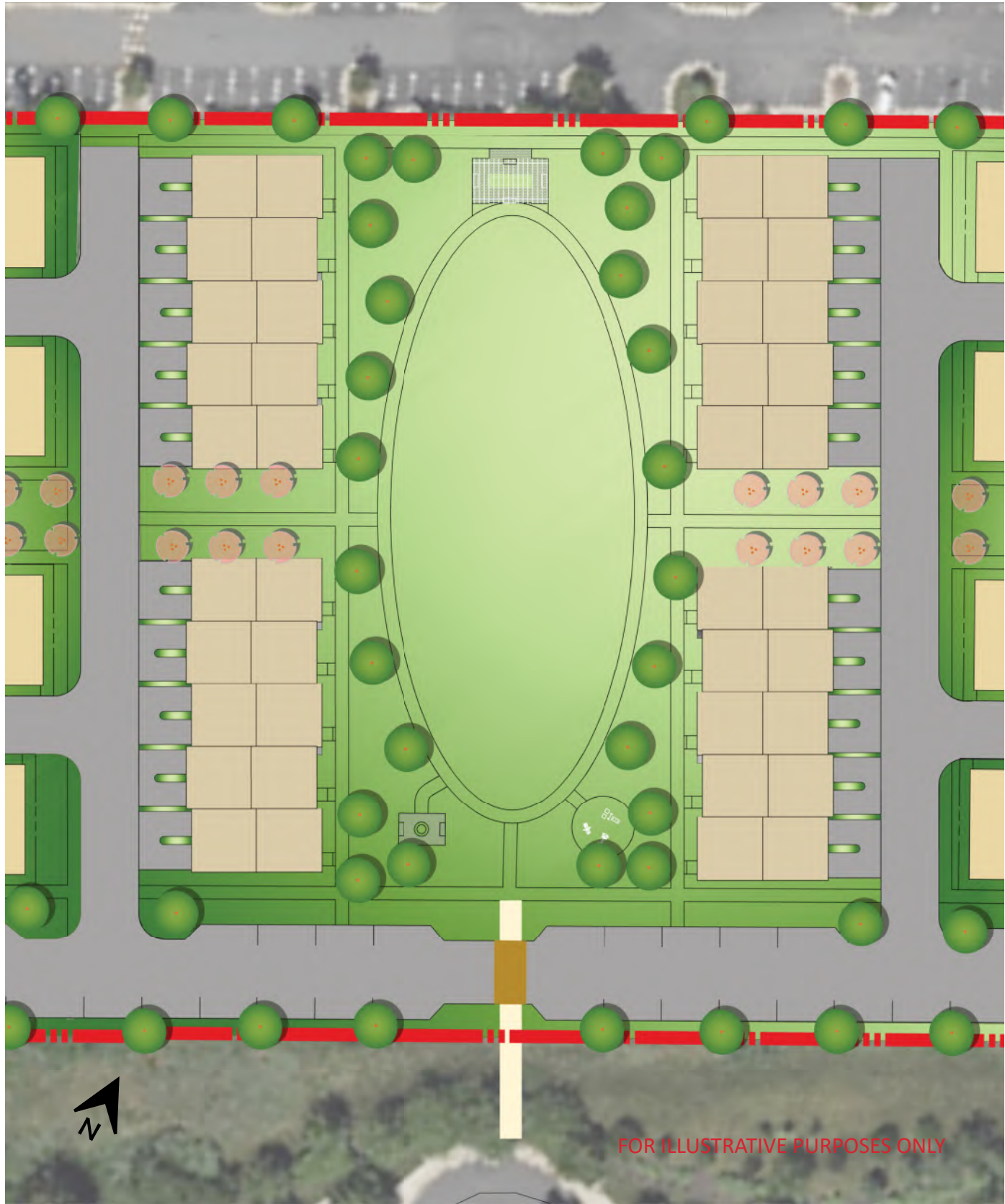
- NOTES:**
1. This is exhibit has been compiled through a combination of record and GIS information - it does not constitute a field run boundary or topographic survey
 2. All areas shown hereon are based on assessment data and have not been verified
 3. The proposed layout shown hereon may be subject to comprehensive plan amendment(s)
 4. The proposed improvements shown hereon may be subject to entitlement actions and approvals, including but not limited to Rezoning, Special Exception, Proffer Condition Plan Amendment, Conceptual Development Plan, Final Development Plan, and Generalized Development Plan
 5. Any proposed entrance(s) to public right-of-way hereon will be subject to review and approval by the Virginia Department of Transportation (VDOT) under their design standards
 6. The layout shown hereon is preliminary in nature and subject to change based on review and approval by all appropriate County and State Agencies
 7. This preliminary layout has been prepared by VIKA Virginia, LLC. expressly for its client under VIKA Virginia, LLC's standard terms and conditions

TABULATIONS

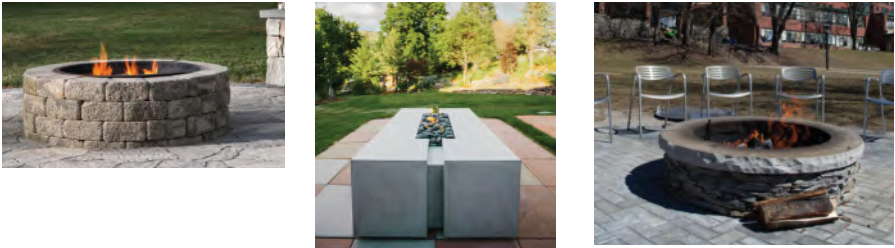
SITE AREA:	10.08 AC
Parcel 6F 150,570 sf	
Parcel 6E 288,650 sf	
EX ZONE:	I-5
PROPOSED ZONE:	PDH-20
(Entitlement/Comp Plan Required)	
UNITS	177
	(93@20' / 84@ 202)
OPEN SPACE REQUIRED (31%)	136,116 SF
PROVIDED (37%)	165,000 SF

LINCOLN PARK

AMENITY AREA



FIRE PIT (POTENTIAL)



WATER FEATURE (POTENTIAL)



PLAYGROUND (POTENTIAL)



PERGOLA (POTENTIAL)



TURF RECEPTION AREA (POTENTIAL)



LINCOLN PARK

2 OVER 2s PERSPECTIVE (BRANDIES & MARYMOUNT)



LINCOLN PARK

TOWNHOMES PERSPECTIVE (KEMPTON I)



LINCOLN PARK

TOWNHOMES PERSPECTIVE (KEMPTON IV)



Elevation DEFD

LINCOLN PARK

LIFESTYLE PHOTOS



LINCOLN PARK

LINCOLN PARK

Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, 7th Floor
Fairfax, VA 22035

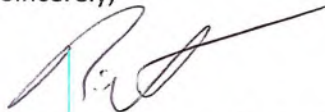
October 24, 2022

Re: Owner's Consent for SSPA Nomination for 3078 Centreville Road

To Whom it May Concern,

I am the owner of the property located at 3078 Centreville Road, Herndon, Virginia 20171 (Fairfax County Tax Map 024-4 ((01)) 0006F and 0006E), which is being nominated for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the property being submitted for consideration by David Gill. Furthermore, I understand the expectations for the process and am willing to participate in the review, analysis, and community engagement, as needed.

Sincerely,



Mr. Rajai Zumot authorized representative
Toto LLC
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