

Dulles Suburban Center Land Use Study

DRAFT: Summary of Proposed Changes Submitted

January 2, 2018

Submission Number	Land Unit	Submitted By	General Location	Tax Map #	Acres	Current Plan	Proposed Change	Recommendation
DSC-Areawide-1 (Bike and Trails)	Areawide	Kelly Westenhoff	Areawide	Areawide	Areawide	Shared use path planned along Route 28.	Adhere to Countywide Bicycle Master Plan and Trails Plan, especially to include a shared use path along Route 28 to connect to the W+OD trail and planned trail along I66 expansion.	At 10/3/2016 meeting DSC Advisory Group supported Staff recommendation to update Bike and Trails guidance to reflect the County Bicycle Master Plan and Countywide Trails Plan Map
DSC-Areawide-2 (Transit)	Areawide	Jeff Parnes	Areawide	Areawide	Areawide	Rail service and increased bus service may be appropriate along the Route 28 corridor.	The general route and suggested transit stops for LRT or BRT service along Route 28 should be identified for planning and density purposes.	At 12/7/2016 meeting DSC Advisory Group supported Staff recommendation to update plan guidance for transit but refrain from adding transit related land use options at this time.
DSC-D1-1 (Middleton Farms)	D1	Greg Riegle	SE of Route 28 and Frying Pan Rd intersection	24-2((1))1,10	66.96	Office up to .15 FAR. Option for office, hotel, recreation facilities and support retail up to .4 FAR.	Add option for single family attached residential at 5 dwelling units per acre. Proposes residential use contrary to airport noise policy.	At 6/3/2017 & 6/20/2017 meetings DSC Advisory group voted and supported testing this land use in the Transportation model.
DSC-D1-2 (Jackson Property)	D1	Mark Anstine	SE of Frying Pan Rd and Sunrise Valley Dr intersection	24-2 ((1))2, 3, 4	7.35	Office up to .15 FAR north of the stream valley, public park for the southern portion. As an option, the entire sub-unit could be dedicated and developed with park and open space.	Add option for residential at 10-12 du/ac.	At 6/3/2017 & 6/20/2017 meetings DSC Advisory group voted and supported testing this land use in the Transportation model.

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DSC-D3-1 (Wall Road)	D3	Sara Mariska	NW of the intersection of Wall Rd and Centreville Rd	24-4 ((1)) 6C1	8.08	<p>High-quality, campus-style office uses in the range of .50 to 1.0 FAR.</p> <p>As an option, a training facility or hotel/conference center may be appropriate.</p> <p>As an option, mixed use up to .70 FAR may be considered with office, retail and residential uses. Other uses, such as institutional, may be appropriate. The mixed use development option B states that the development should include at least 510% of retail/office use.</p>	<p>Revise the mixed use development option B to remove the 5-10% of retail/office use in order to replace 76,600 square feet of approved retail uses and 40,600 square feet of approved office uses with 100 single-family attached units.</p>	<p>At 12/7/2016 meeting DSC Advisory Group supported staff recommendation to retain the current adopted Plan.</p> <p>At 6/3/2017 meeting DSC Advisory Group voted to not support a revised version of the proposed change and to retain the current adopted Plan.</p>
DSC-E3-1 (Sullyfield Park)	E3	David Gill	S of Route 50 and W of Walney Rd	34-3((5)) G1, H2, H3; 34-3((7)) 5A; 34-4((11))H1; 34-4((13)) 3, 4	33	Mix of office, retail and industrial uses at .35 FAR.	Add option for mixeduse development, which could include residential and hotel uses. Proposes residential use contrary to airport noise policy.	At 6/3/2017 meeting, DSC Advisory Group voted to revisit adding further flexibility when reviewing Land Unit E-3 text.

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DSC-E4-1 (Pohanka)	E4	David Houston	S of Route 50 and E of Walney Rd	34-4((1)) 49, 50, 50A, 51, 53	7.07	Community-serving retail up to .25 FAR for Parcels 34-4 ((1)) 49, 50, 50A, 51. 34-4 ((1)) 53 is planned for retail up to .20 FAR. Building height for this parcel should not exceed 35 feet. As an option, expansion of existing auto dealerships located along Route 50 may be appropriate for this parcel.	Consolidate recommendations for all parcels to reflect existing auto dealerships and increase the max FAR to .30 FAR and increase the building height for Parcel 53 to 4 stories.	At 3/21/2017 meeting DSC Advisory Group voted to support alternative to Staff recommendation. Board of Supervisors adopted Advisory Group Recommendation consistent with proposed change at 5/2/2017 meeting.
DSC-F2-1 (Avion)	F2	John McBride	N of Route 50 and E of Stonecroft Blvd	34-1((3)) 1, B4, B5	186	Office and industrial/flex uses up to .50 FAR, Ancillary retail uses, not to exceed 20 percent of total development, may be appropriate. Conventional strip or freestanding commercial development is not planned and is not appropriate along Route 50 and Willard Road.	Increase allowable FAR to .75 and allow for mixed-use development that could include office, urban multi-family residential, hotel, retail, personal service, medical care facilities, and entertainment uses, as well as the possibility of age-restricted / elderly independent and assisted living. Amend airport noise policy to reflect updated noise contours. Proposes residential use contrary to current airport noise policy.	At 6/3/2017 meeting DSC Advisory Group voted to not support the proposed change and to retain the current adopted Plan. The Advisory Group agreed to revisit adding further flexibility when reviewing Land Unit F-2 text.

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DSC-H-1 (Euro Motorcars)	H	Andrew Painter	E of Stonecroft Blvd, S of Route 50	34-1((1)) 2A	9.28	Industrial, research and development, and industrial/flex uses up to a maximum FAR of .35.	Add option for auto dealership use on the western portion of the parcel	At the 10/18/2016 meeting, the Advisory Group agreed to continue consideration during review of Land Unit H text.
DSC-I-1 (Long and Foster)	I	Greg Riegler	E of Lee Road on George Carter Way	44-1((17)) 1, 5, C, A; 34-3((14)) B, 2, 3, 4, 6	32.9	Planned for light industrial and industrial/flex up to .35 FAR. Option for mix of hotel and/or office and industrial/flex up to .35 FAR. 2 nd option for hotel and office up to .7 FAR.	Add option for residential use (multifamily, single-family attached, or age restricted/independent/assisted living) with support retail up to 1.0 FAR.	At 6/3/2017 & 6/20/2017 meetings DSC Advisory group voted and supported testing this land use in the Transportation model. At 12/11/2017 the DSC Advisory Group voted to retain the current Plan recommendation.
DSC-J-1 (Commonwealth Centre)	J	Francis McDermott	N of Westfields Blvd, E of Newbrook Drive loop road	44-1((1)) 6 part	39	Mix of uses that includes office, conference center/hotel, industrial flex and industrial use at an average .50 FAR.	Add an option for multifamily and/or singlefamily attached residential development and retail/theatre uses up to .50 FAR.	Support Staff recommendation. Recommendation made at 12/7/2016 meeting. Board of Supervisors adopted this recommendation at 5/2/2017 meeting.
DSC-J-2 (Conference Center Drive)	J	Greg Riegler	Generally S of Conference Center Drive, E of Parkstone Drive	43-4((1)) 16	19.92	Mix of uses that includes office, conference center/hotel, industrial flex and industrial use at an average .50 FAR.	Add option to promote mixed use and encourage residential, live/work options, retail, restaurants, personal service establishments, quasi-public and institutional uses. Proposes residential use contrary to airport noise policy.	At the 6/3/2017 & 6/20/2017 meetings, DSC Advisory group considered where in Land Unit J to test a mix of uses that included residential development. The Advisory Group did not recommend testing residential uses at this location.

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DSC-J-3 (Westfields)	J	David Gill	E and W of Route 28, between Willard Rd and Ellanor Lawrence Park	NA	1,100	Mix of uses that includes office, conference center/hotel, industrial flex and industrial use at an average .50 FAR.	Consider results of upcoming ULI recommendations for consideration of Plan amendment	At the 6/3/2017 & 6/20/2017 meetings, DSC Advisory group considered where in Land Unit J to test a mix of uses that included residential development. At 6/3/2017 & 6/20/2017 meetings, DSC Advisory group voted and supported testing a mix of uses in the general mixed use area identified by ULI.

The submission below is located outside of the Dulles Suburban Center, and will not be considered as part of this study.

Submission Number	Land Unit	Submitted By	General Location	Tax Map #	Acres	Current Plan	Proposed Change	Advisory Group Recommendation
DSC-BR3-1 (Sully Station Shopping Center)	Outside of DSC, Bull Run Planning District, BR3 Flatlick Community Planning Sector	David Gill	SE of Westfields Blvd and Stonecroft Blvd intersection	44-3((7)) B2, B3	17.43	Retail at .25 FAR	Add to DSC Study area, add option for mixed use including residential development.	No action taken – this request is not under consideration as it is outside of the study area.