

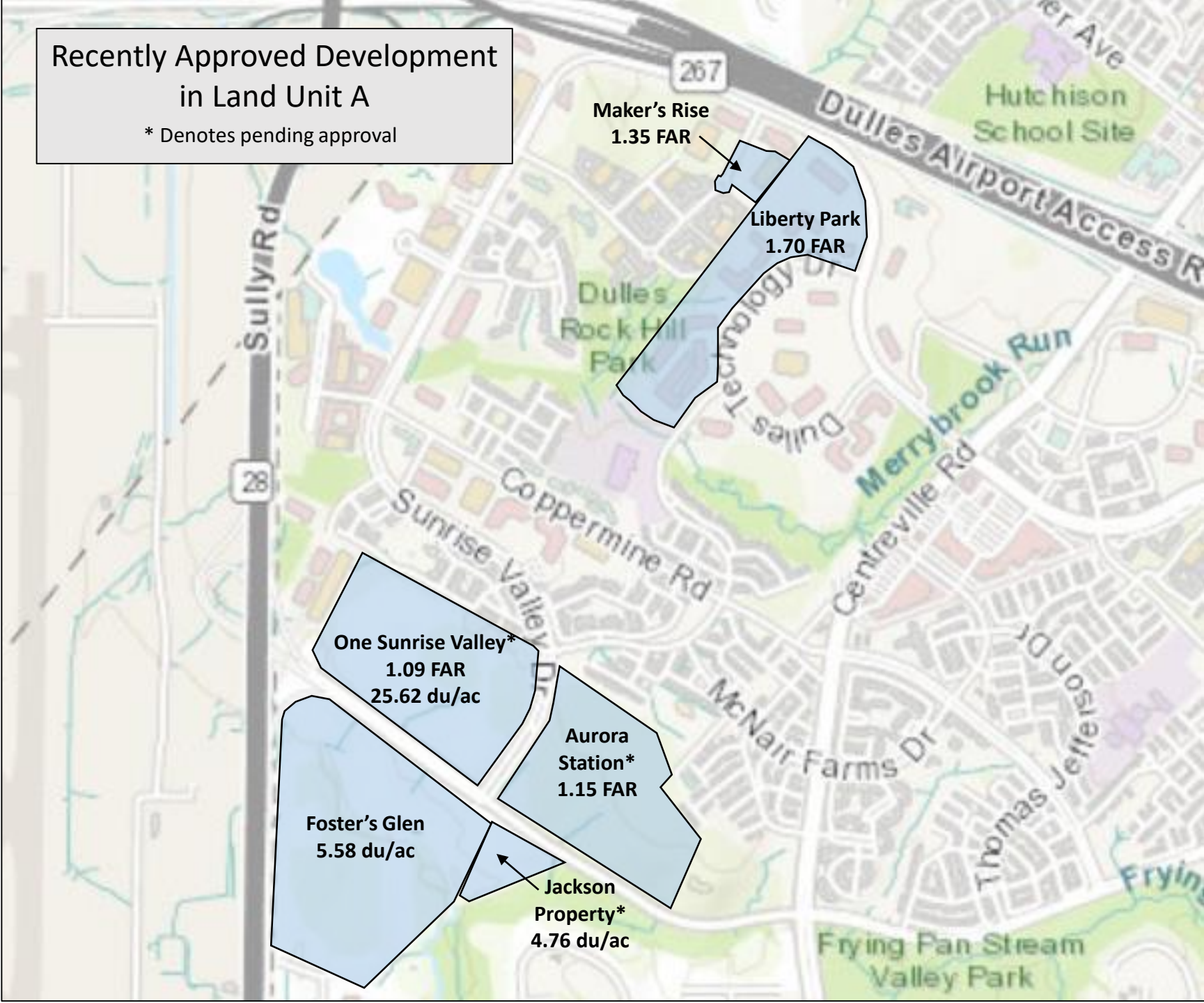
Aurora Station

SITE



**Recently Approved Development
in Land Unit A**

* Denotes pending approval



1 SUNRISE VALLEY
RZ 2016 - DR-027

AURORA STATION
RZ 2017 - DR-012

FOSTER'S GLEN
RZ 2017 - MD-027

APPROXIMATE
LIMITS OF FP/CA
DEDICATION

APPROXIMATE
LIMITS OF FP/CA
DEDICATION

ROUTE 28

ROUTE 28

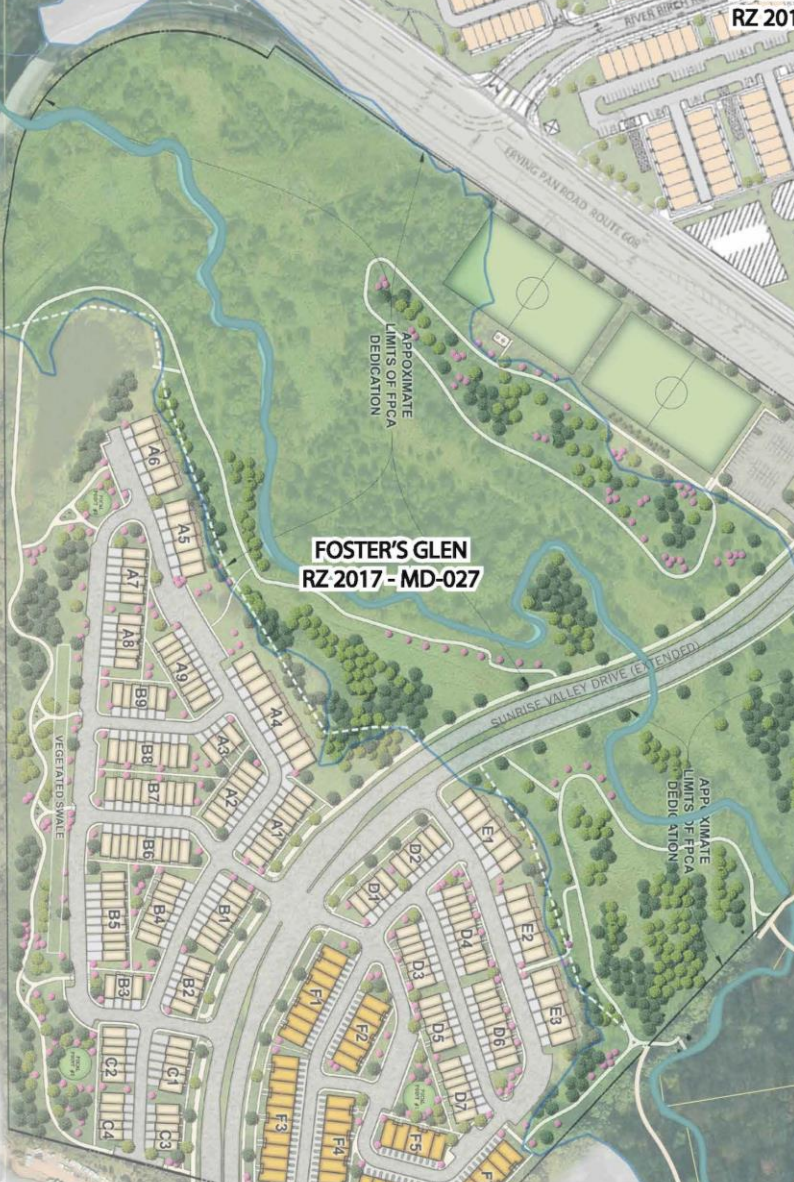
PARK CENTER ROAD (RT. 3865)

SUNRISE VALLEY DRIVE (EXTENDED)

RIVER BIRCH ROAD

LYVING PAN ROAD ROUTE 606

SUNRISE VALLEY PARK ROUTE 502



VEGETATED SWALE

SWALE

SWALE

SWALE

SWALE

SWALE

SWALE

SWALE

SWALE

SWALE

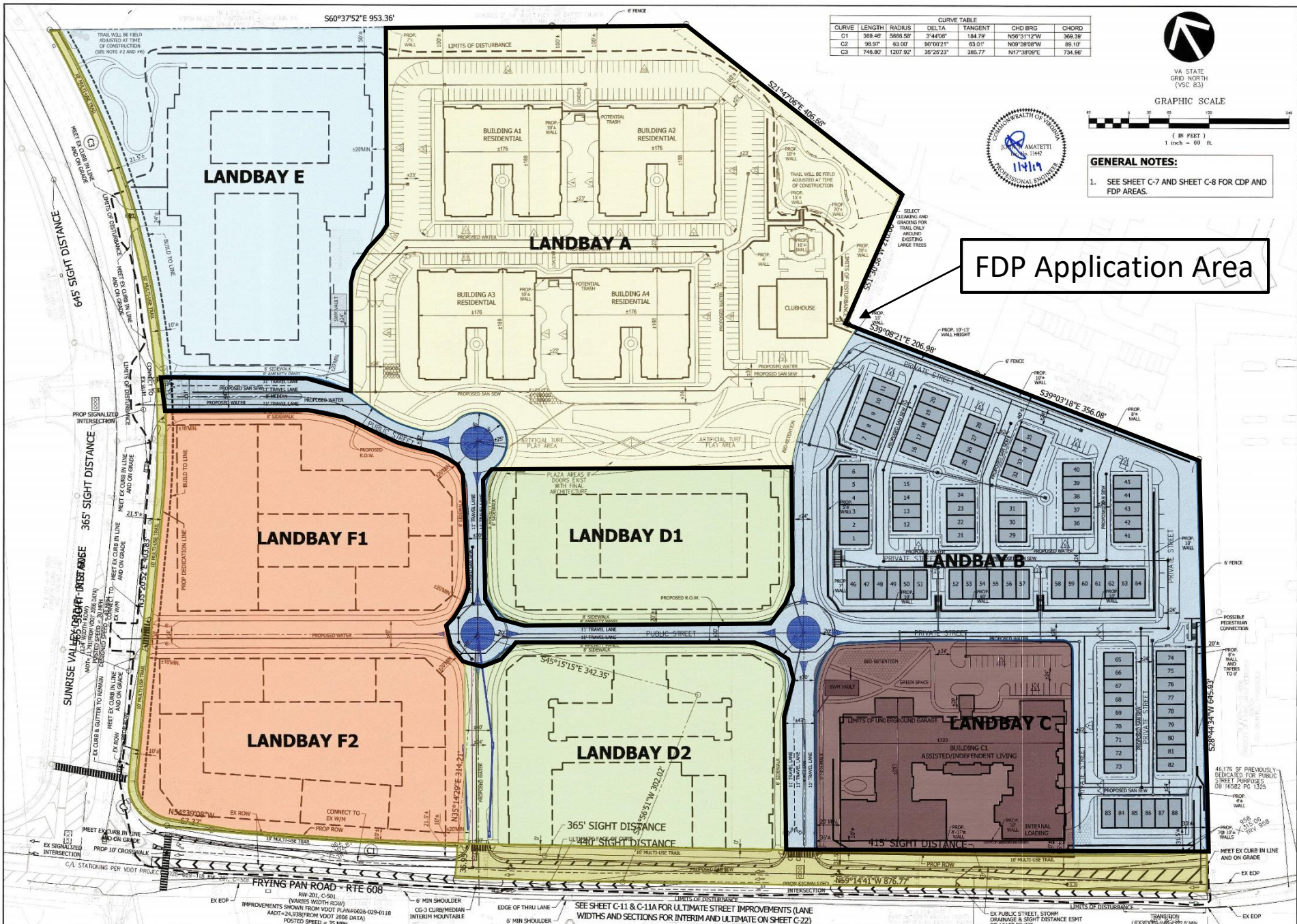
SWALE

SWALE



Maker's Rise

Liberty Park



VIFA
 V.I. FANTAPPOLO ARCHITECTS
 8180 GREENBUSH ROAD, SUITE 200
 FALLS CHURCH, VIRGINIA 22024
 (703) 442-7800 FAX: (703) 781-7287
 WWW.VIFA.COM

**AURORA STATION AT DULLES
 CONCEPTUAL DEVELOPMENT PLAN
 FINAL DEVELOPMENT PLAN**

DRANESVILLE DISTRICT
 FASPAR COUNTY, VIRGINIA

OVERALL LAND BAY PLAN

VIFA REVISIONS

NO.	DATE	DESCRIPTION
1	REVISD JANUARY 4, 2019	
2	REVISD OCTOBER 19, 2018	
3	REVISD AUGUST 17, 2018	
4	REVISD JUNE 11, 2018	
5	REVISD MARCH 29, 2018	
6	REVISD FEBRUARY 7, 2018	
7	REVISD DECEMBER 8, 2017	
8	REVISD APRIL 17, 2017	
9	DATE: FEBRUARY 28, 2017	

DES: JFA DWN: KY
 SCALE: 1"=60'
 PROJECT/FILE NO.: W7754A
 SHEET NO.: C-6

DATE: 02/28/17 08:58 AM USER: JFA

Aurora Station

- Rezoning is less impactful than development permitted by-right (I-5)
- Substantial transportation / frontage improvements
- Housing diversity / Workforce housing
- Open space network
- Meaningful commercial components
- CDP approval now, FDP approval later



APARTMENTS



SENIOR LIVING



TOWNHOUSE



TOWNHOUSE ELEVATIONS

V I K A
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SUPERVISORS TO LICENSEE ENGINEERS
 VIKI WIRKA, LLC
 8150 GREENWOOD ROAD, SUITE 100, FAIRFAX, VIRGINIA 22032
 (703) 442-7800 ■ FAX (703) 761-2787
 WWW.VIKA.COM

**AURORA STATION AT DULLES
 CONCEPTUAL DEVELOPMENT PLAN
 FINAL DEVELOPMENT PLAN**
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

ARCHITECTURAL IMAGES

VIKA REVISIONS

REVISED JANUARY 4, 2019
 REVISED OCTOBER 15, 2018
 REVISED AUGUST 17, 2018
 REVISED JUNE 11, 2018
 REVISED MARCH 30, 2018
 REVISED FEBRUARY 7, 2018
 REVISED DECEMBER 5, 2017
 REVISED APRIL 17, 2017
 DATE: FEBRUARY 28, 2017
 DES: PR DWN NTL
 SCALE: AS SHOWN
 PROJECT/FILE NO. W7734A
 SHEET NO. L-10



VKA
 ENGINEER ■ PLANNER ■ LANDSCAPE ARCHITECT ■ SURVEYOR ■ 3D LASER SCANNING
 VKA VIRGINIA, LLC
 615 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
 (703) 448-8800 ■ FAX (703) 448-2787
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**AURORA STATION AT DULLES
 CONCEPTUAL DEVELOPMENT PLAN
 FINAL DEVELOPMENT PLAN**
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

ILLUSTRATIVE LANDSCAPE CONCEPTS

VKA REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED	JANUARY 4, 2019
2	REVISED	OCTOBER 19, 2018
3	REVISED	AUGUST 17, 2018
4	REVISED	JUNE 11, 2018
5	REVISED	MARCH 30, 2018
6	REVISED	FEBRUARY 7, 2018
7	REVISED	DECEMBER 6, 2017
8	REVISED	APRIL 17, 2017
9	DATE:	FEBRUARY 28, 2017

DES.:	PR.	DWN.	NTL.

SCALE: AS SHOWN

PROJECT/FILE NO. W7754A

SHEET NO. L-08

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