

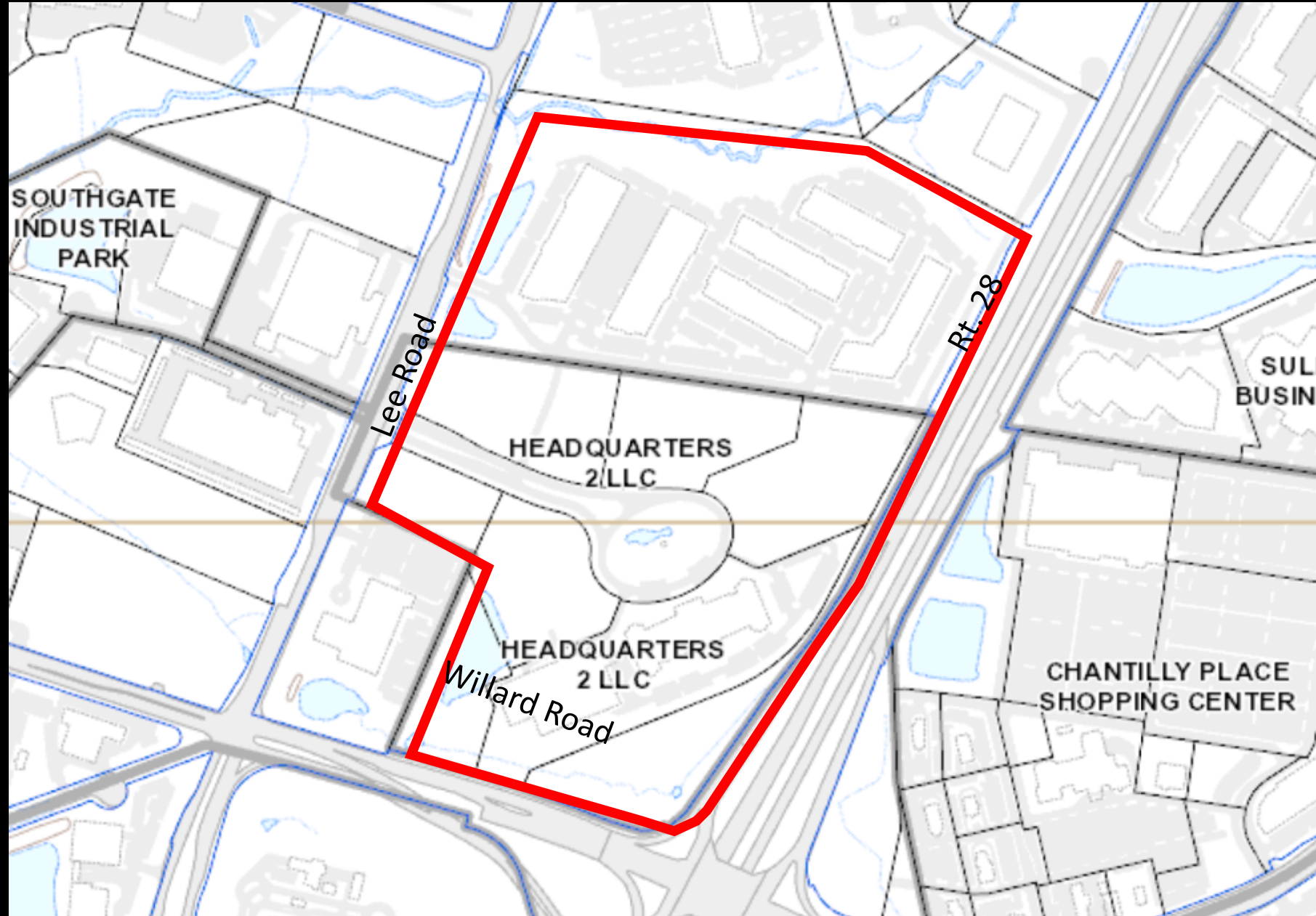
Ellipse at Westfield and Albemarle Point

Sully District
Land Use and Transportation Committee
August 17, 2020



Location and Site Specifics

- 66 acres combined , Zoned I-5
- Developed with L&F headquarters and 6 flex/office buildings
- Five vacant properties on Ellipse were approved for hotel; no interest
- High quality office/flex uses in Albemarle
- Surrounding area/uses



Background

- Properties were one of thirteen nominations studied as part of the Dulles Suburban Center Plan Amendment which began in 2016. Approved current Plan language in 2018.
- Board recognized the opportunity to:
 - amenitize the existing L&F building which has consistently experienced high vacancy rates, and
 - enliven the office/service/flex uses in Albemarle by blending in a residential element.
- Filed rezoning to PDC District which better aligns with existing office/flex environment on the properties and allows infusion of residential element



Vision

Project presents an exciting opportunity to create a walkable, 24/7, urban residential community focused on diversity of housing in moderately priced ownership products.

Project follows the well-settled planning and economic development principle that a mix of residential and work-place uses in a concentrated area attracts additional and upgraded retail, services and amenities that benefit both residents and employees of the community.



Highlights of Plan

- Total of 683 residential units; diversity of housing types and price points
 - townhouses of varying sizes
 - 2 over 2 condo units
 - small 4 story multifamily condo buildings
 - future 6/7 story multifamily building
- Significant commitment to provision of affordable/workforce units
 - All will be for-sale products
 - ADUs will be dispersed throughout site in the 2 over 2 units
 - WDUs will be dispersed and located in the townhouses and in the 2 over 2 units
 - All WDUs will be offered at lowest recommended WDU AMI of 80%
- Retention of 579,322 sf of existing office and office/industrial flex uses
- Introduction of new neighborhood serving retail plus possibility of a myriad of allowable compatible PDC uses



Highlights of Plan, contd.

- Grid of walkable streets, pedestrian connections to and through robust open space amenity areas and to services/retail uses
- Property is not in any airport noise contours
- Transportation Impact Analysis reviewed and approved by VDOT



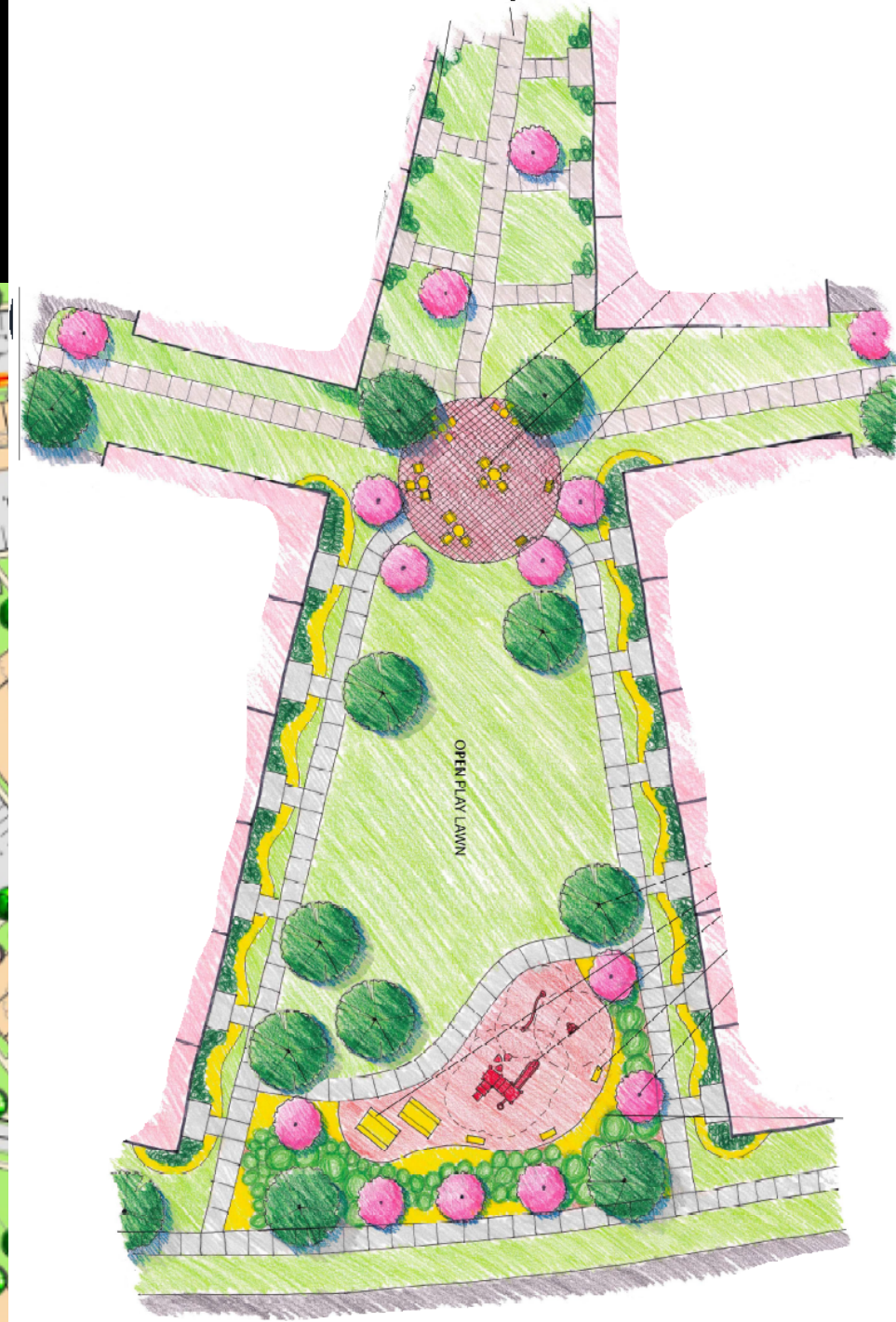
Review of Conformance with Comprehensive Plan Language

- Provide 400-700 diverse residential units
- A minimum of 12% affordable, distributed throughout development
- Development should be phased
- Provide adequate access and circulation, improve the existing north-south vehicular connection
- Provide pedestrian connections to adjoining trails/walkways and transit stops
- Provide a unified and coordinated development plan; internal and external transitions; logical and balanced orientation of development
- Provide access via George Carter Way and Albemarle Point Place. No additional access on Lee Road and no direct access on Route 28 or Willard Road
- Mitigate any additional transportation impacts to Lee Road and nearby intersections
- Develop an onsite, publicly accessible parks network per the Urban Parks Framework
- Mitigate school impacts

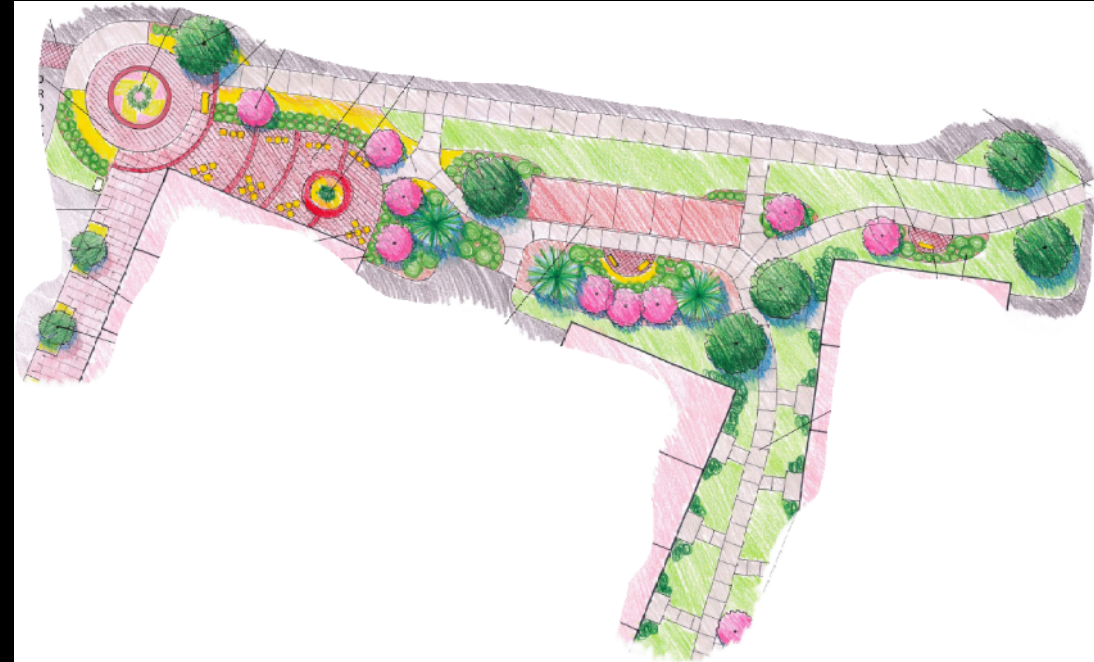
Urban Park Framework

ComPlan Goal – 1.25 acres

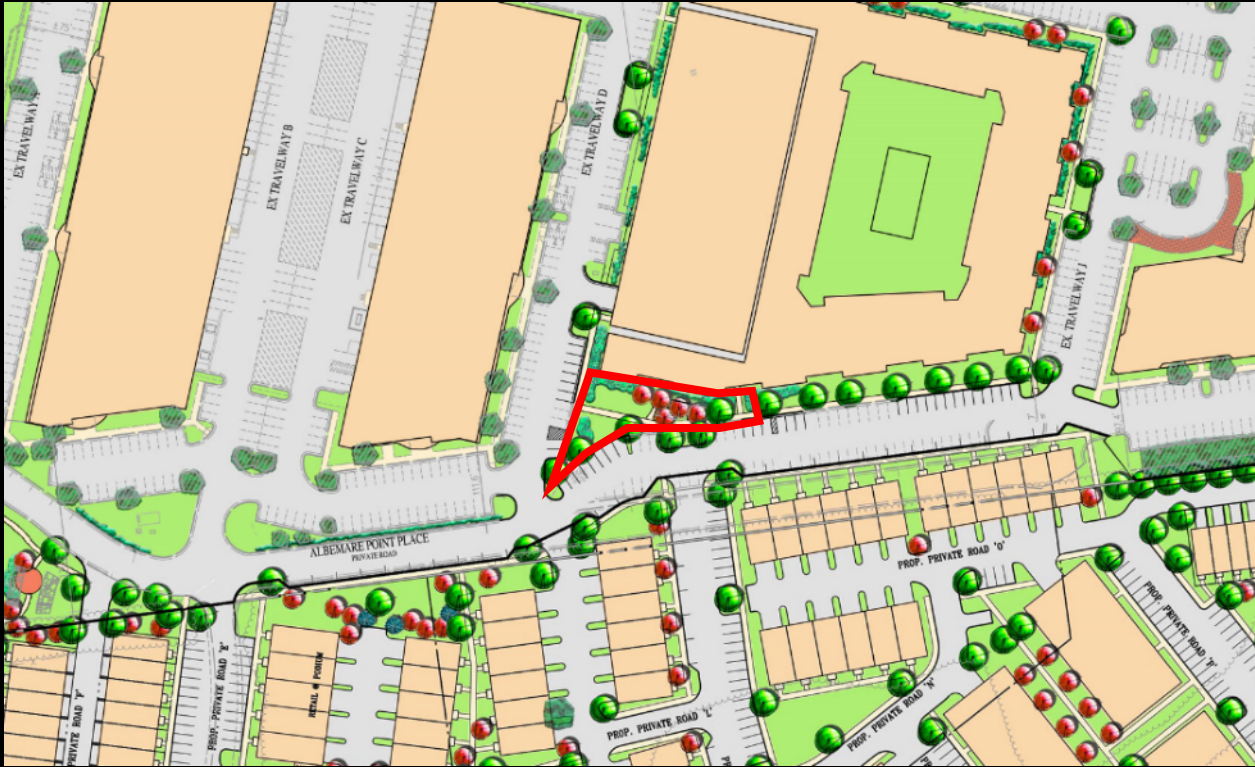
Provided – 2.46 acres



Pocket Park



Pocket Park



Common Green





Residential over retail



2 over 2



Condo building



Townhouses

Proffers – extensive commitments

Timeline

Planning Commission 11/4/20

Questions?

