

## Dulles Suburban Center Advisory Group

### Meeting Summary

Sully Government Center, November 29, 2017, 7:00 p.m.

The Dulles Suburban Center Advisory Group (DAG) held its nineteenth meeting on November 29, 2017.

Advisory Group members in attendance:

- Michael Frey, Chairman
- Jehanne Arslan
- Karen Campblin
- Carol Hawn
- Lewis Grimm
- Bill Keech
- Frank Leser
- David Metcalf

The meeting started at 7:00 p.m. with opening remarks by Chairman Michael Frey.

The Advisory Group reviewed the November 6, 2017 meeting summary and accepted it as presented.

#### 1. Administrative items:

- The meeting summary was accepted and the Chairman stated that the meeting summary will be posted online.

#### 2. Long and Foster Proposal:

Clara Quintero Johnson reviewed the Long and Foster proposal, referring back to the [Land Units F-1, F-2, F-3 and I presentation](#) given to the DAG on February 21, 2017, beginning with slide 17 Land Unit I.

Ms. Johnson referred to the handout that summarizes the staff recommendation to retain the existing Plan guidance for the Long and Foster site. [[Long and Foster Information Sheet](#)]

- Approximately 280,000 sq ft of existing development on the Long and Foster site.
- Review of existing Land Use in Land Unit I, noting that the Albemarle site to the north is planned for industrial uses.
- West of the Land Unit is a mix of industrial uses.
- Referring to slide 20, which shows the RPA in Land Unit I.
- Base Plan recommendation for the Long and Foster site is for approximately 500,000 square feet of development.
- The Long and Foster property currently has an option for hotel and office use up to an intensity of .70 FAR.
- Staff indicated that introducing a residential use option would result in pressure for surrounding areas planned for industrial uses to convert to non-industrial uses, which could destabilize those uses and be contrary to existing policy goals to preserve industrially designated areas.
- Staff also discussed the isolation of the property in the context of distance from existing residential communities.
- Staff does not support the Long and Foster submission

Long and Foster Presentation (Greg Riegle, McGuire Woods):

Greg Riegle presented the [Long and Foster proposal](#).

- The owners said that the current Comprehensive Plan is not appropriate for the site.
- The market does not support the existing planned uses. The property is a good candidate for mixed-use residential.
- The Long and Foster proposal will allow, Long and Foster and Albemarle to develop in tandem as they are under control by one owner.
- Both properties together are 65 acres.
- The landowners believe that both sites developing together can create its own sense of place.
- It was identified that there is enough Industrially-zoned property in the area.
- There are currently high office vacancy rates and declining property values.
- Long and Foster is currently only 60% occupied and the Albemarle development is 30% vacant.

Questions/Comments:

- Question: Advisory Group member asked how many units of residential are being proposed?  
Answer: Approximately 300 units (100 townhouses, 110 two over twos, and 100 elevator condos). [Need to verify answer given.]
- Comment: An advisory group member noted that the staff handout showed 390 units for Long and Foster? 600 residential units were tested for the transportation analysis. Will these units be age-restricted? No.
- Comment: An advisory group member stated that a larger area should be evaluated for redevelopment. Some members felt that the only way for redevelopment to work is if more of the surrounding areas are included.
- Comment: An advisory group member also expressed interest in seeing the Criminal Justice facility be relocated out of the site.
- Question: An advisory group member asked the property owner, are you just asking for an option (in the Comprehensive Plan) to do this type of development?  
Answer: Yes
- Comment: An advisory group member stated that we are planning for the next 25 years. After seeing what has happened in the past, things can change over time. He likes that the property owner is looking for this to be an option for the current plan text.
- Question: The property owners were asked by the advisory group to provide an example of what this would look and feel like.  
Answer: Crown Farms and Fairfax Corner are examples, but are in phase one build out.

A motion was made to accept staff recommendation to retain the existing Plan guidance (no change).

- Comment: An advisory group member stated that the area cannot support this, and feels that there is a need to look at it as a larger area.
- Staff clarified that industrial uses won't compete in the market with mixed use.
- Supervisor Kathy Smith stated that she is interested in affordable housing and flexibility in the Plan.

- Comment: An advisory group member stated that we do not need to preserve the Industrial zoning, and feels that it should be changed. Unsure if this project had a critical mass.
- Comment: An advisory group members expressed that she is not happy with the current Plan for the site but is not fully on board with the proposal.
- Comment: An advisory group member stated that residential use here would not be contrary to airport noise policy, and that it's hard to envision how this would be developed comprehensively; suggested a concurrent plan amendment and rezoning review.
- Comment: Long and Foster representatives stated that they will think about concurrence concurrent review process.

The original motion was withdrawn. With no vote, the topic will be discussed at the next Dulles Advisory Group meeting.

### **3. Draft Transportation Section Text:**

Transportation staff member Kristin Calkins reviewed the updates to the [Draft Transportation Plan Text](#) and [\[Transportation Map Handout LINK WILL BE ADDED\]](#). The map will be updated to show facilities that have been improved. Staff also noted that the connection to Braddock Road from Westfields is not on the transportation map.

An advisory group member asked that a word version of the transportation text be sent to them, so they can provide additional comments.

Question/Comments:

- Comment: An advisory group member suggested that the transportation plan text should include reference to the county trails map. Agreed.

### **4. Land Unit E-2: Sully Place/Sully Plaza:**

Staff reviewed the draft Plan text for Sully Place and Sully Plaza in the [Land Unit E-2 Draft Plan Text](#).

Questions/Comments:

- Comment: An advisory group member reviewed her impressions from the November 13, 2017 community meeting held with surrounding community members; generally, those in attendance were in favor of the proposed change.
- Comment: An advisory group member was surprised that the public was in favor of the changes.
- Comment: Staff described a condition in the draft language that recommends consolidation of parcels for development, in response to a question about consolidation.

### **5. Study Schedule:**

Staff reviewed the upcoming schedule and content for the next meetings.

At the December 11, 2017 meeting staff, will review draft Westfields Plan Text, the remaining Area-Wide Guidance, we will revisit the Wall Road discussion, as the owners of the property have expressed interest in a reduced amount of planned retail.

Staff announced that there will be one final meeting in January, before staff finalizes the edits to the plan text and staff report, with public hearings anticipated in February and March 2018

#### **4. Next Meeting**

The next meeting will be held on Monday, December 11, 2017 at 7:00pm

Meeting adjourned at 9:00 p.m.

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