

## Dulles Suburban Center Study

**DSC Advisory Group Meeting: November 29, 2017**

### DSC-I-1 (Long and Foster)

**Submitted By:** Greg Riegler, McGuireWoods LLP

**Location:** East of Lee Road on George Carter Way

**Tax Map Parcels #:** 44-1((17))1,5,C,A ; 34-3((13))B,2, 3,4,6

**Acreage:** 32.09 acres

**Current Comprehensive Plan Recommendation:** Planned for light industrial, industrial/flex, hotel, and office at 0.35 FAR with an option for office, hotel and accessory restaurant at 0.70 FAR.

**Proposed Change:** Add option for multifamily residential, or single-family attached residential, or age restricted residential uses with support retail up to 1.0 FAR.

	Existing Development	Current Comprehensive Plan		Proposed Plan Amendment
		Light industrial, industrial/flex, office, hotel at 0.35 FAR	Option for office, hotel, and accessory restaurants at 0.70 FAR	38.4% SFA 61.7% MF
<b>Development by Land Use</b>	Existing Office: 282,193 SF	501,593.4 SF Office	Office, hotel, and/or accessory restaurant total: 1,003,186.8 SF	150 SFA 241 MF
<b>Total Development</b>	282,193 SF	501,593.4 SF	1,003,186.8 SF	391 Residential Units

#### Land Use Analysis

This Plan amendment is considered in the context of the larger mix of uses in Dulles Suburban Center and the extent to which introducing residential development in Land Unit I furthers land use compatibility and economic development goals. The Comprehensive Plan envisions a mix of commercial uses in Land Unit I that includes a concentration of retail uses in the northern part of the Land Unit and office, industrial flex and hotel uses for the mid and southern area. The area is located south of Dulles Airport property, is bounded by Route 50 and Route 28 and is otherwise flanked by industrial zoning – some of which has developed with commercial uses.

Generally, residential uses would not be consistent with the Plan vision of the land unit and it is not apparent that residential uses could be easily integrated within this environment. The nearest residential neighborhood is the Meadows of Chantilly mobile home park which is zoned for industrial uses. Although

expansion of the community is discouraged, the Comprehensive Plan encourages protection of this residential neighborhood from the industrial uses with transitional screening on adjacent industrially planned parcels.

Land Unit I is centrally located in the Dulles Suburban Center and, as such, it is separated from areas planned as residential neighborhoods. In previous Plan amendments, when considering the introduction of residential uses in Land Unit J, staff evaluated the proximity and functional relationship that the new communities would have to the existing and planned pattern of neighborhoods. The Akridge (i.e. The Preserve) and Commonwealth Center plan amendments proposed residential development at the edges of the Dulles Suburban Center in places that were a walking distance to residential communities. The Long and Foster property has no such connection to neighborhoods. Any residential development would be isolated from the existing fabric of residential communities.

Some of the discussion about converting this area to a residential community has envisioned transformation of the larger area along Lee Road in recognition that residential development could be a catalyst for the change that would address initial incompatibility. While no realistic amount of change could tie this area to the existing residential fabric of the Chantilly area, it could spur interest in redevelopment of surrounding areas. It seems that for this area, a larger area of transformation makes it more likely that the built environment could be transformed to be more compatible with new residential development. However, this presents a direct conflict with Fairfax County goals of preserving existing designated industrial areas.

The Fairfax County Board of Supervisors Strategic Plan to Facilitate the Economic Success of Fairfax County recommends the specific action to “Preserve existing designated Industrial Areas as valuable locations for needed light manufacturing, warehousing, service, and distribution uses that support county residents and businesses.” Much of the Dulles Suburban Center has industrial zoning. However, many of these areas have developed with office and other commercial uses. When you examine the map of existing uses, Land Units G and H include some of the few areas of industrial uses. Land Unit I is also developed with the Albermarle industrial flex complex. Due to the flexibility of many industrial zoning districts, land designated for industrial uses is already vulnerable to encroachment by non-industrial uses.

Industrial business support other commercial enterprise and provide important services to county residents as well. Industrial uses are also better able to deliver their services when they are located closer to their commercial and residential customers. Industrial uses such as those associated with production, distribution and repair are sensitive to redevelopment pressure. In addition to presenting land use incompatibility issues, encouraging a residential mixed-use environment in Land Unit I increases the likelihood that industrial uses in the area experience redevelopment pressure thus displacing industrial uses.

The current planned uses have the benefit of not presenting the same land use compatibility conflicts that would occur with residential development. Introducing residential development in Land Unit I would have the further effect of making the few areas designated as and developed with industrial uses vulnerable to pressure to displace the industrial uses. For these reasons, staff does not support the proposed introduction of residential development.