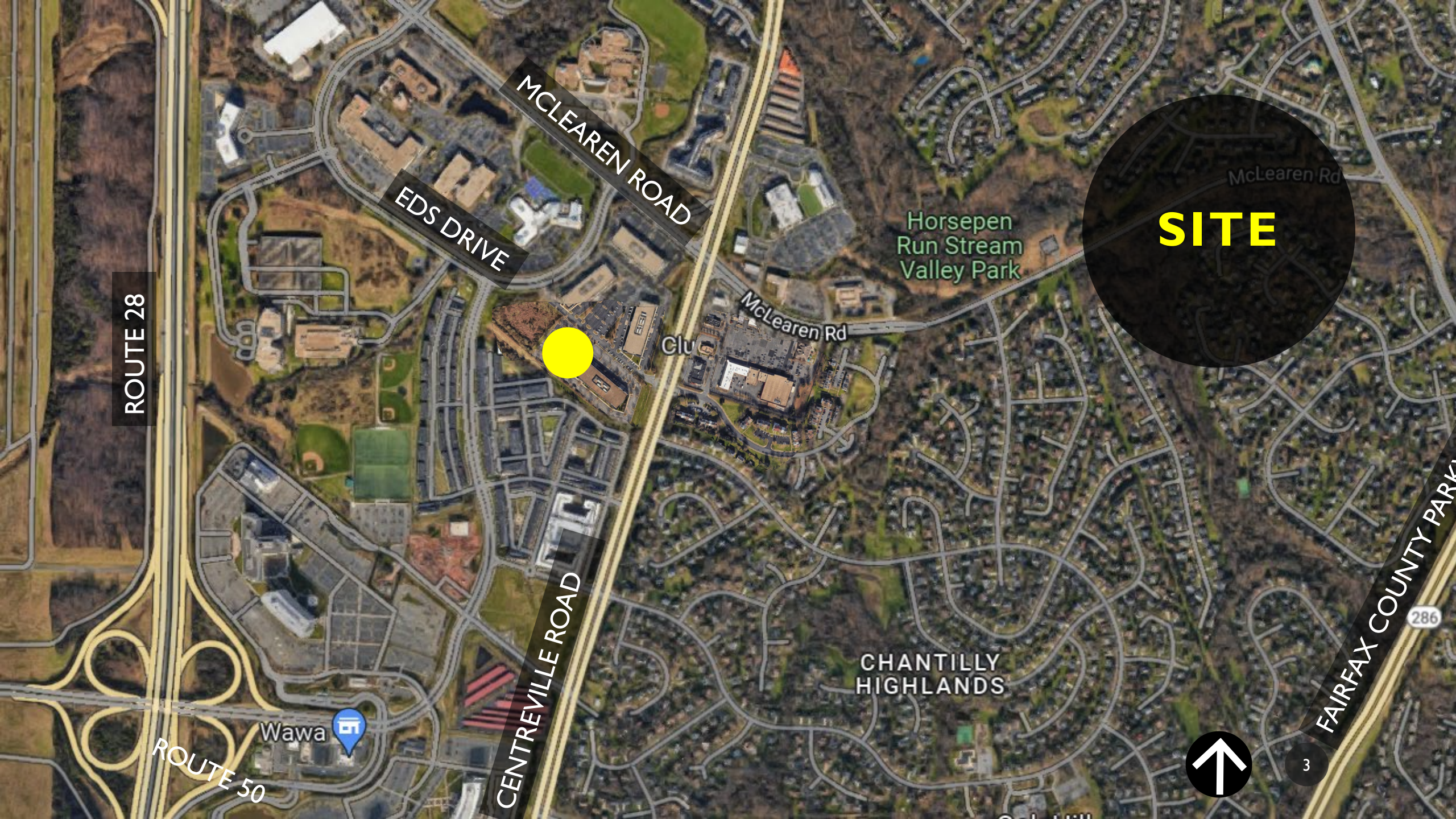
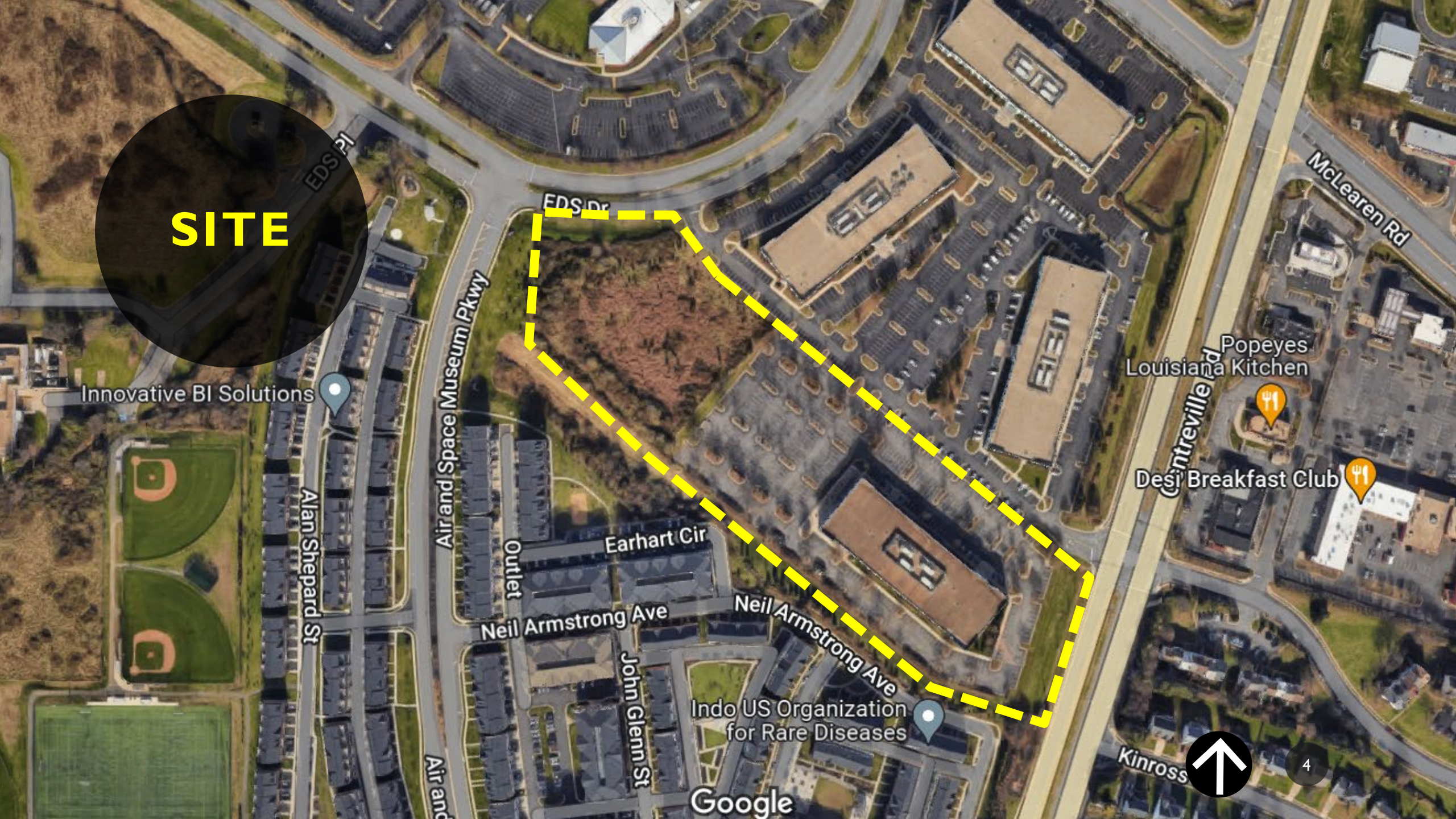
# LINCOLN PARK

SSPA NOMINATION #CPN22-SU-010
SULLY DISTRICT COMMUNITY MEETING
01/30/2023

# THE TEAM

- K. Hovnanian Homes
  - Applicant
- Wire Gill LLP
  - Land use attorney
- VIKA
  - Engineer

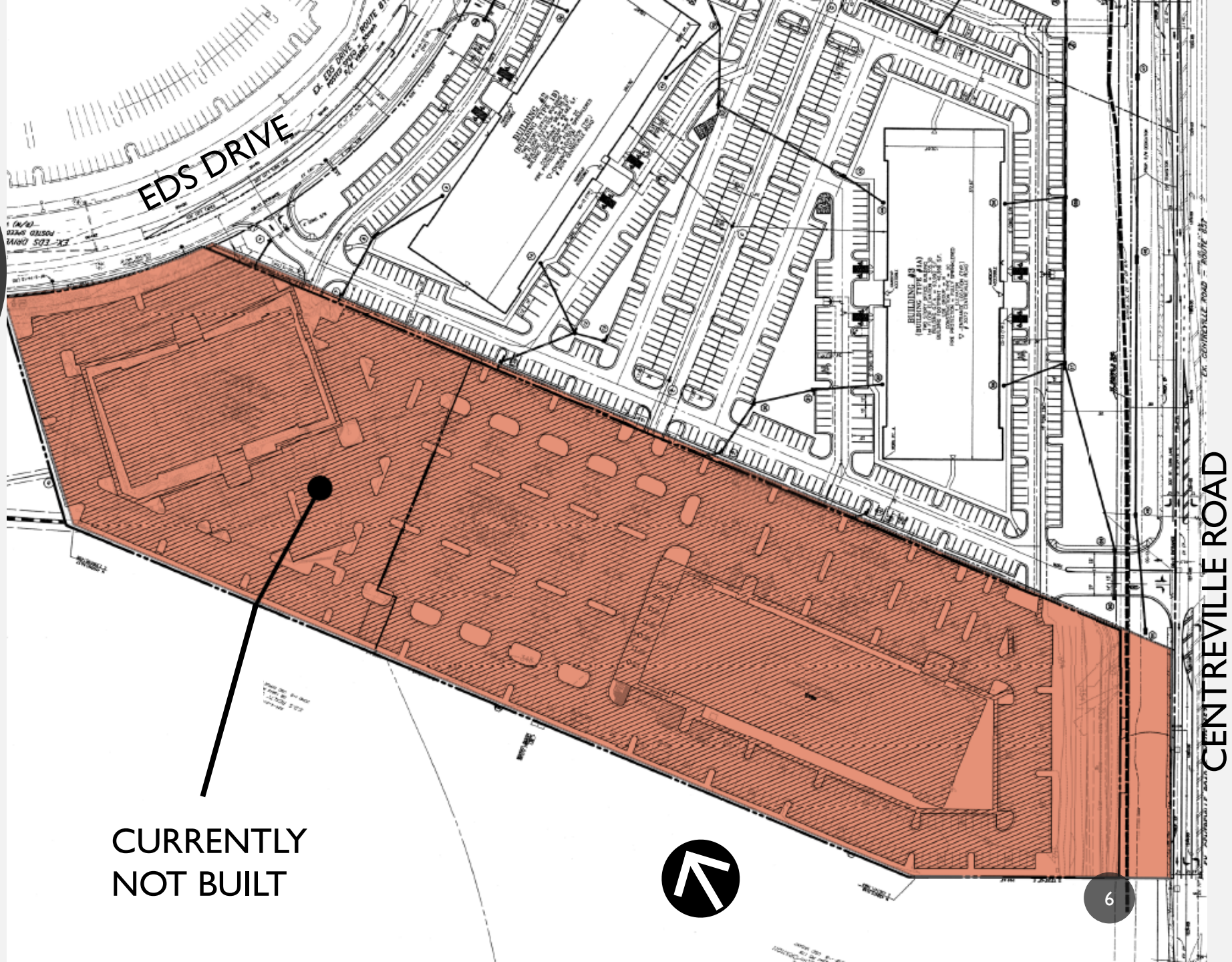

MCLEAREN ROAD
EDS DRIVE
ROUTE 28
Horsepen
Run Stream
Valley Park
McLearen Rd
SITE
McLearen Rd
Clu
CENTREVILLE ROAD
CHANTILLY
HIGHLANDS
Wawa
ROUTE 50
FAIRFAX COUNTY PARK
286


SITE
EDS Dr
EDS Dr
Innovative BI Solutions
Alan Shepard St
Air and Space Museum Pkwy
Outlet
Earhart Cir
Neil Armstrong Ave
Neil Armstrong Ave
John Glenn St
Indo US Organization
for Rare Diseases
Air and
Centreville Rd
McLearen Rd
Popeyes
Louisiana Kitchen
Desi Breakfast Club
Kinross
Google

# EXISTING DEVELOPMENT & APPROVAL

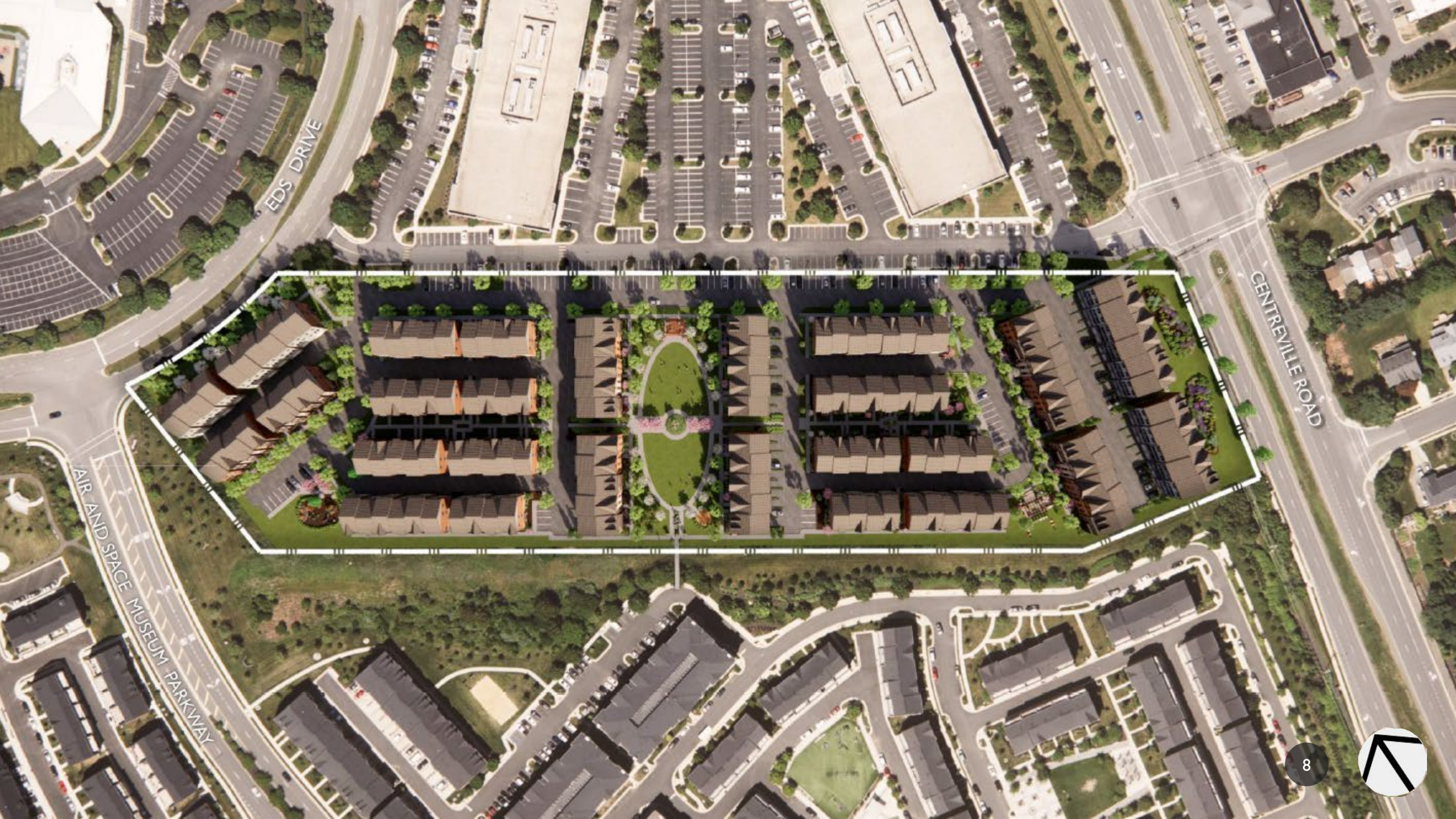
- ~10 acre site
- 94,176 sf office building, 2 story, built 2001
  - Second office building not built
  - Existing office not fully leased
- Large surface parking lot
- Office market hasn't supported building office here for 20+ years, and is likely years if not decades off
- Residential market is strong

**APPROVED OFFICE**



# PROPOSED DEVELOPMENT

- 177 total units (93 conventional townhouse, 84 stacked)
- ~17 dwelling units/acre, complementary to Discovery Square to the south
  - Discovery Square east of Air and Space Museum Parkway is 21.5 dwelling units/acre
- 3.79 acres total open space
  - Central open space of ~2/3 of an acre
- Stormwater improvements such as a reduction in impervious surface, bioretention areas, and Filterras, with locations to be determined
- Walkable streets, generous sidewalks, landscaping, pedestrian lighting & seating

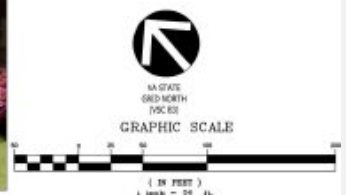

EDS DRIVE
CENTREVILLE ROAD
AIR AND SPACE MUSEUM PARKWAY

SITE
3 SCHOOLS
PEDESTRIAN
CIRCULATION
& DESTINATIONS
McLAREN
SHOPPING
CENTER
SULLY
HIGHLANDS
PARK
DISCOVERY
SQUARE
SULLY
COMMUNITY
CENTER

# PEDESTRIAN CIRCULATION

# AMENITIES

NOTE: IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY



# PERSPECTIVES

CENTREVILLE ROAD
AIR AND SPACE MUSEUM PARKWAY
EDS DRIVE

# REASONS TO FORWARD

- Project team is preparing for a Q1 2023 rezoning submittal.
  - Experienced in Fairfax County and in particular with Sully District. Experience includes Discovery Square, Boulevards and Gallery Park at Westfields.
- Reduced total peak hour vehicle trips by 294 trips or more than 2.5 times less trips than the approval
- Quality residential with excellent open space amenities
- Reduction in impervious surfaces (compared to approval) and stormwater improvements
- Pedestrian connection with Discovery Square to the south, to connect the complimentary developments and nearby retail and services and schools

# LINCOLN PARK

THANK YOU!

# TABULATIONS

- SITE AREA: 10.08 acres
- ZONING (EXISTING): I-5
- ZONING (PROPOSED): PDH-20
- UNITS: 177 (93 CONVENTIONAL, 84 2-OVER-2)
- OPEN SPACE (REQUIRED): 31%
- OPEN SPACE (PROVIDED): 37%