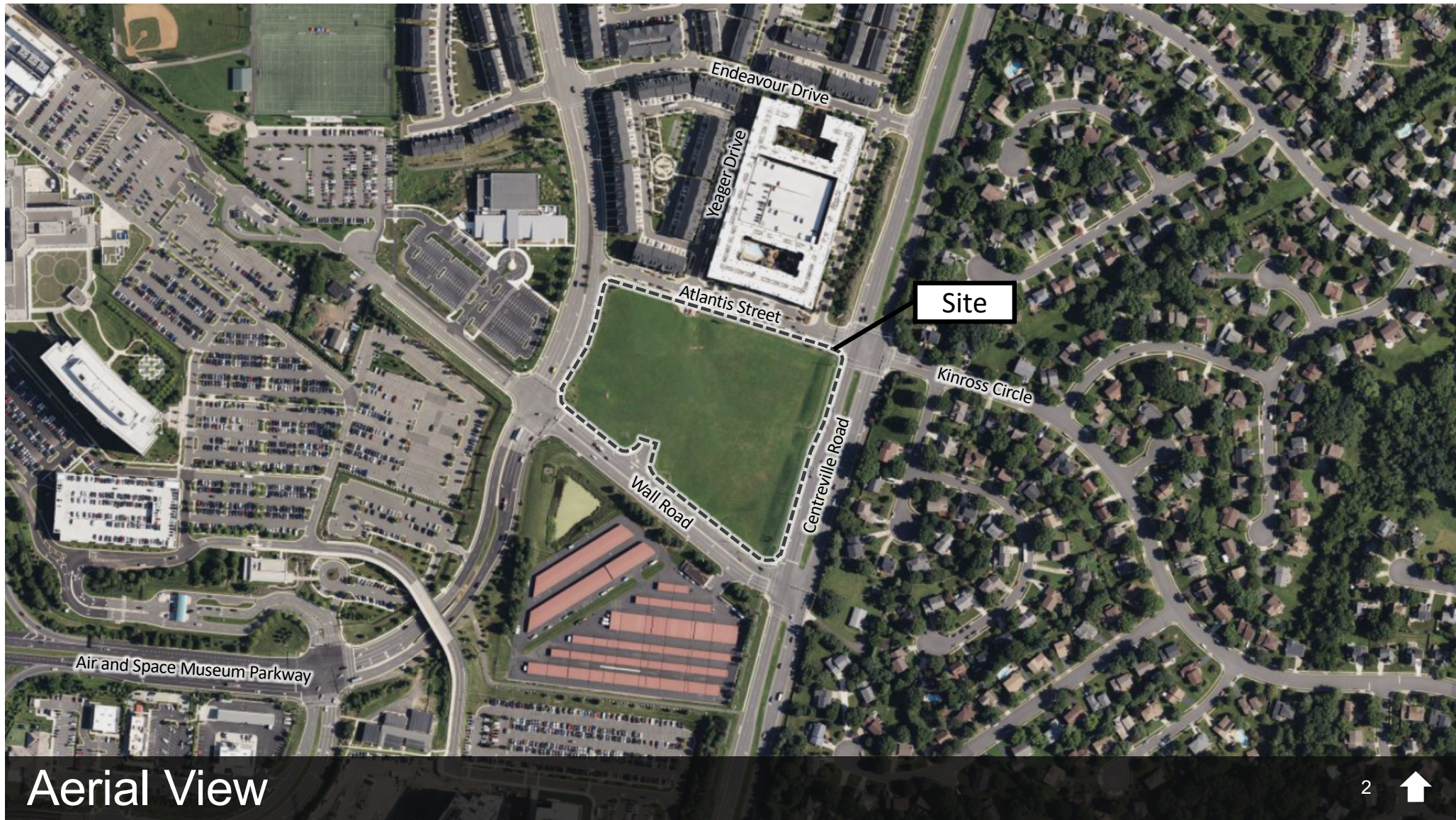


An aerial photograph of a suburban area. In the center, there is a large green field. To the left of the field, there are several parking lots and some commercial buildings. To the right, there is a residential neighborhood with many houses and trees. A white arrow points from the top left towards the center of the green field.

Discovery Square

Sully District Land Use and
Transportation Committee

July 20, 2026



Aerial View



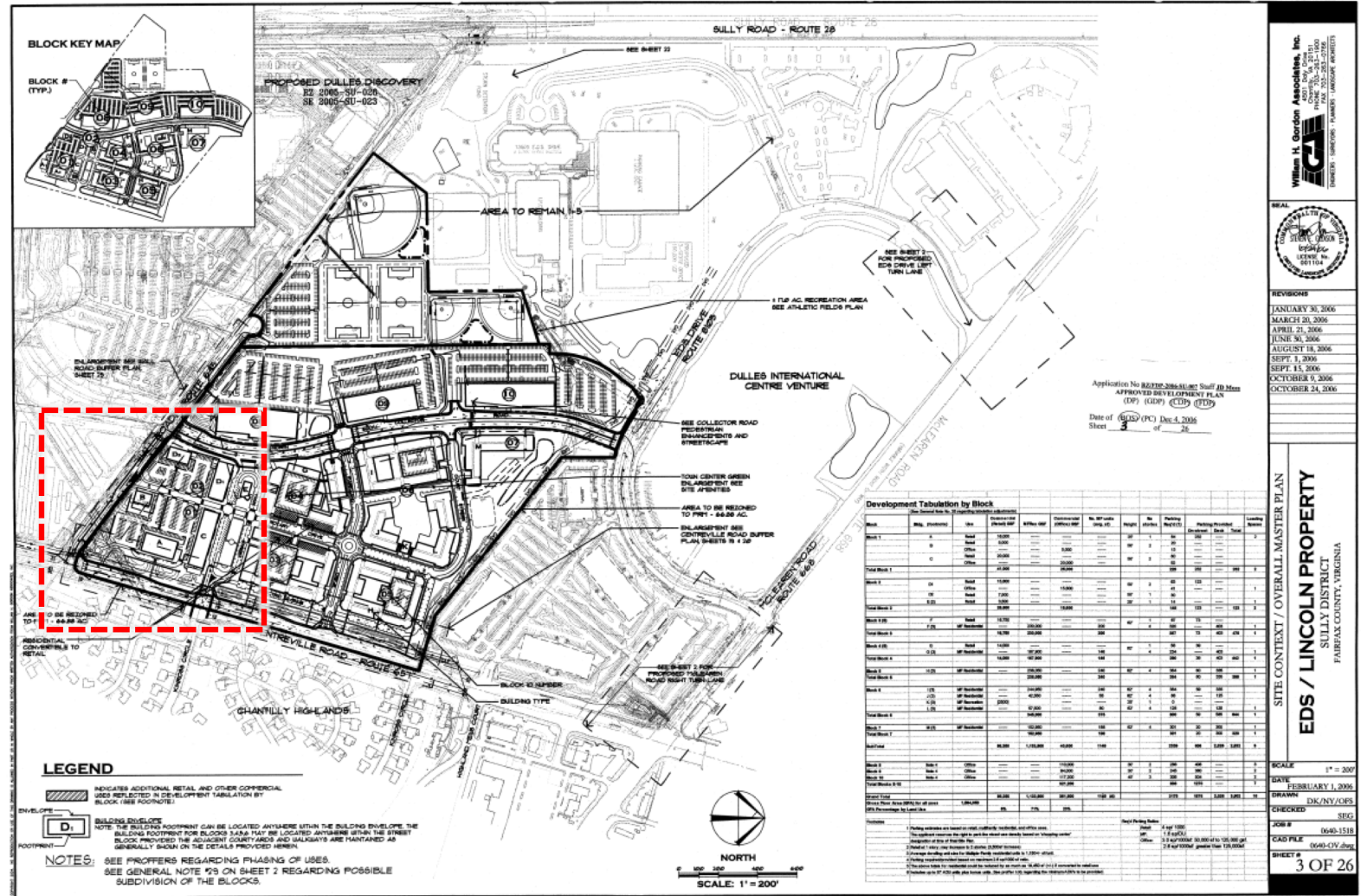
Zoning District: PRM

Approved:

Residential: 1,159 MF

Office: 640,600 GFA

Retail: 107,350 GFA



RZ 2006-SU-007 Approval



Site Area: ~8 acres

Zoning District: PRM

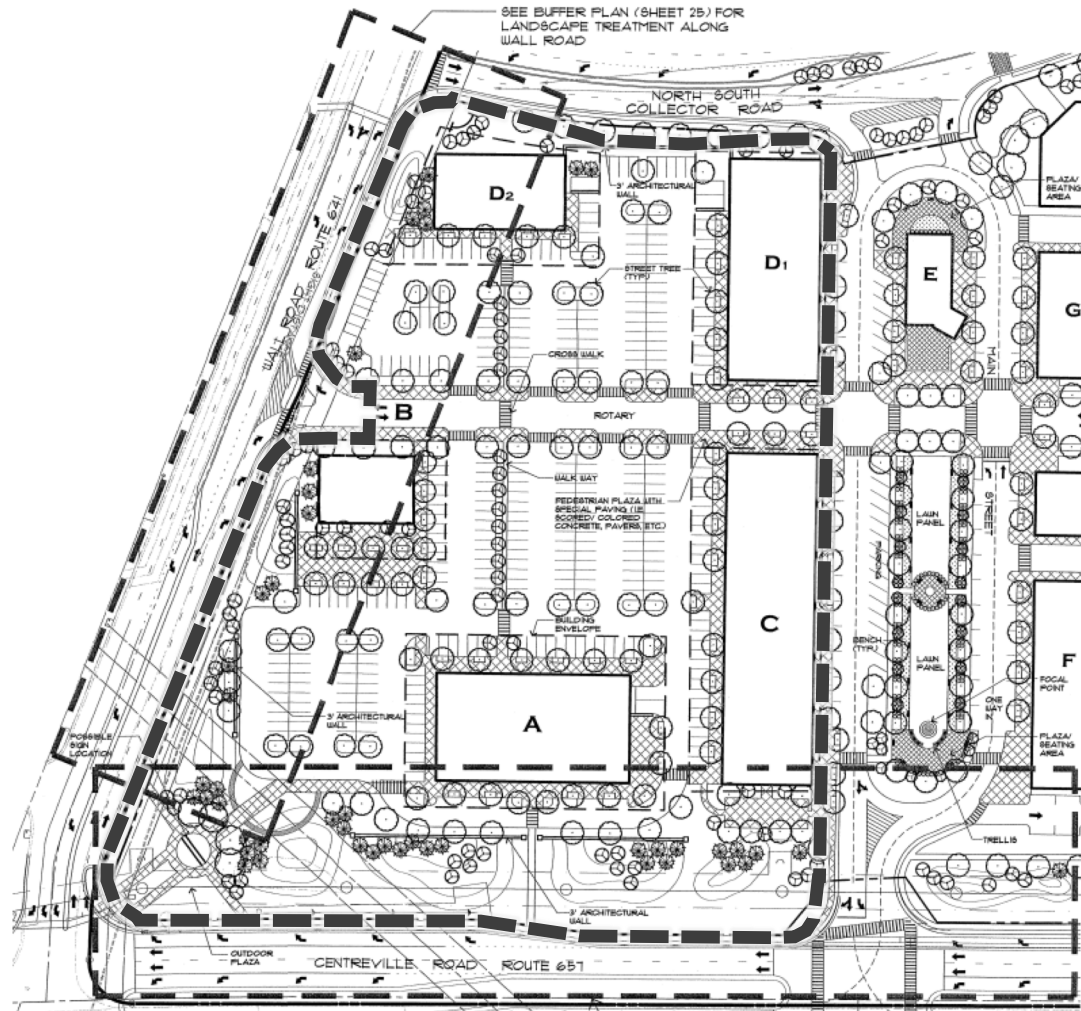
Approved:

Retail: 67,600 GFA

Office: 40,600 GFA

Total: 108,200 GFA

Surface Parking: 335



Block 1 & 2 Approval



On April 11, 2023, the Board of Supervisors authorized consideration of a Plan amendment for Tax Map Parcel 24-4 ((1)) 6C1 to allow 29,000 square feet of retail, 50 townhomes, and 4 live/work units.

On February 4, 2025, the Board of Supervisors updated the Plan Amendment authorization to evaluate multifamily housing and retail uses up to 0.8 FAR.

Staff comments issued in 2025:

- Retail uses should be integrated into the development proposal, fostering a well-connected community with services and amenities.
- Multifamily residential with structured parking will allow for additional open space.
- Align the park network with Atlantis Street.
- Pedestrian and bike facilities should be improved.
- Pedestrian crossings at intersections should be upgraded.



Initial Plan – 2021



BUILDING DATA:

PROPOSED BUILDING HEIGHT:	
MULTIFAMILY	=65' MAX. / 5 FLOORS
RETAIL	=30' MAX.
PROPOSED BUILDING GSF:	
RESIDENTIAL	=270,000 GSF
BUILDING A	=90,000 SF
BUILDING B	=90,000 SF
BUILDING C	=90,000 SF
RETAIL	=31,460 GSF
BUILDING D	=5,980 SF
BUILDING E	=25,480 SF

FLOOR AREA RATIO:

PROPOSED FAR (NON-RESIDENTIAL)	=31,460 SF/348,781.02 SF = 0.0902
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PROPOSED UNIT COUNT:

T.M. 0244 01 0006C1	108 MULTI-FAMILY UNITS
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DENSITY:

PROVIDED:	=108 UNITS/8.0069 AC = 13.4884 DU/AC
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OPEN SPACE:

OPEN SPACE REQUIRED=	20% OF GROSS SITE AREA
OPEN SPACE PROVIDED=	40% (3.2028 AC/8.0069 AC)
DEVELOPED RECREATIONAL OPEN SPACE PROVIDED=	0.46 ACRES OR 20,000 SF

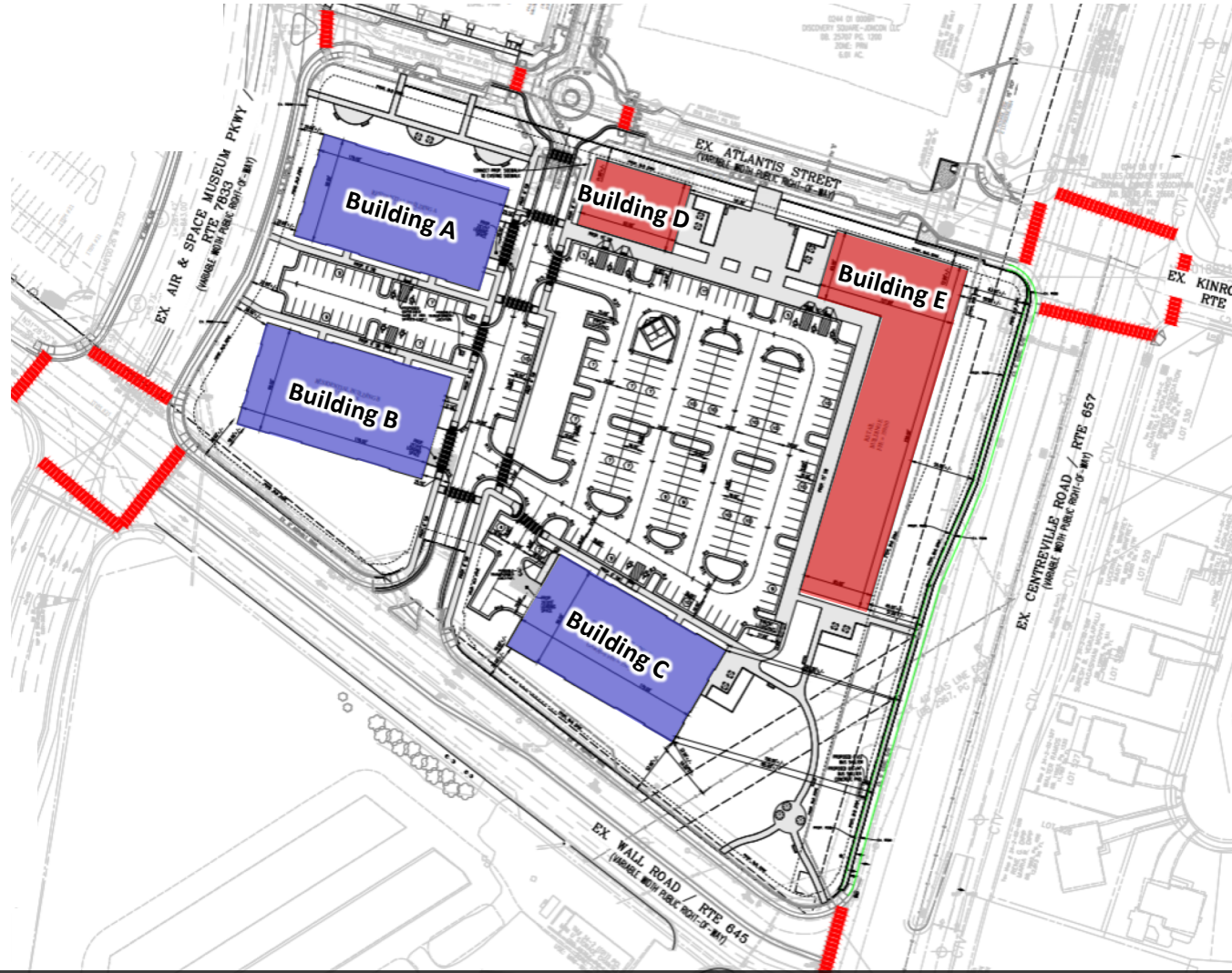
REQUIRED PARKING:

MULTIFAMILY DWELLING (1.45 SPACES/D.U.)	= 156 SPACES (108 D.U.)
RETAIL (4.3 SPACES/1,000 SF GROSS FLOOR AREA)	= 136 SPACES
TOTAL	= 292 SPACES

PARKING PROVIDED:

GARAGE	= 117 SPACES*
SURFACE	= 241 SPACES
TOTAL	= 358 SPACES

*INCLUDES 30 TANDEM SPACES



Development Proposal





COMMUNITY SQUARE



DISCOVERY PARK



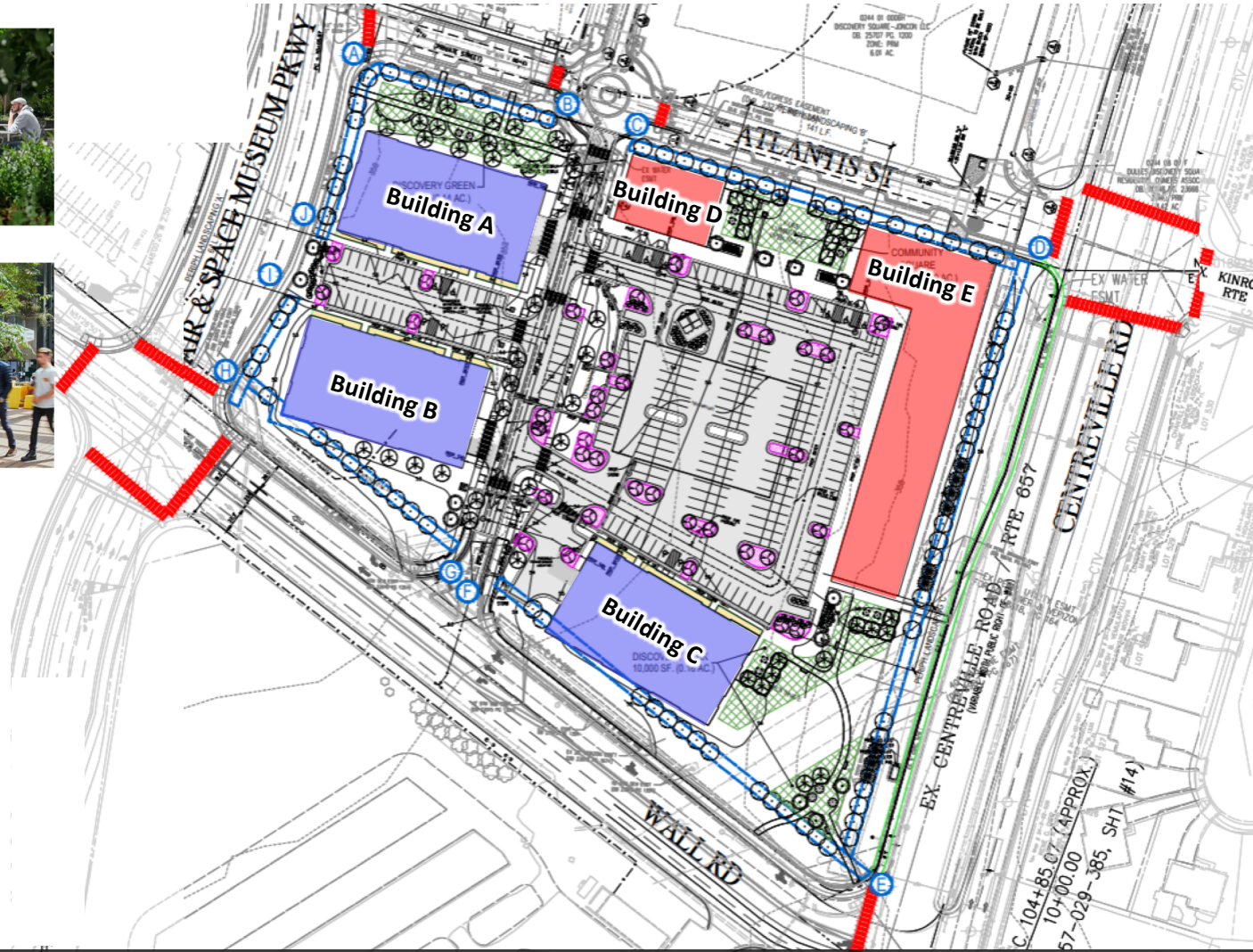
DISCOVERY GREEN



WALKABLE STREETSAPES

LEGEND

-  CAT. IV - DECIDUOUS TREES
-  CAT. III - DECIDUOUS TREES
-  CAT. IV EVERGREEN TREES
-  ADDITIONAL EVERGREEN TREES
-  SHRUBS
-  BUFFER EXTENTS
-  BUFFER PLANTING AREA
-  INTERIOR PARKING LOT AREA
-  INTERIOR PARKING LOT LANDSCAPED AREA
-  URBAN PARKLAND
-  AREA OF PLANTINGS TO BE PLACED AT THE TIME OF SITE PLAN



Open Space & Parks





Residential – Illustrative



Residential – Illustrative



Retail – Illustrative



Retail – Illustrative



Retail – Illustrative

Plan Amendment SSPA 2023-III-4UP

- Planning Commission: September 9, 2026
- Board of Supervisors: October 13, 2026 at 4:00 PM
- Staff Coordinator: Samantha Archibald

PCA 2006-SU-007-03, CDPA 2006-SU-007, and FDPA 2006-SU-007-05 (RZPA-2023-SU-00093)

- Planning Commission: November 4, 2026
- Board of Supervisors: December 8, 2026
- Staff Coordinator: Ciarra Downing