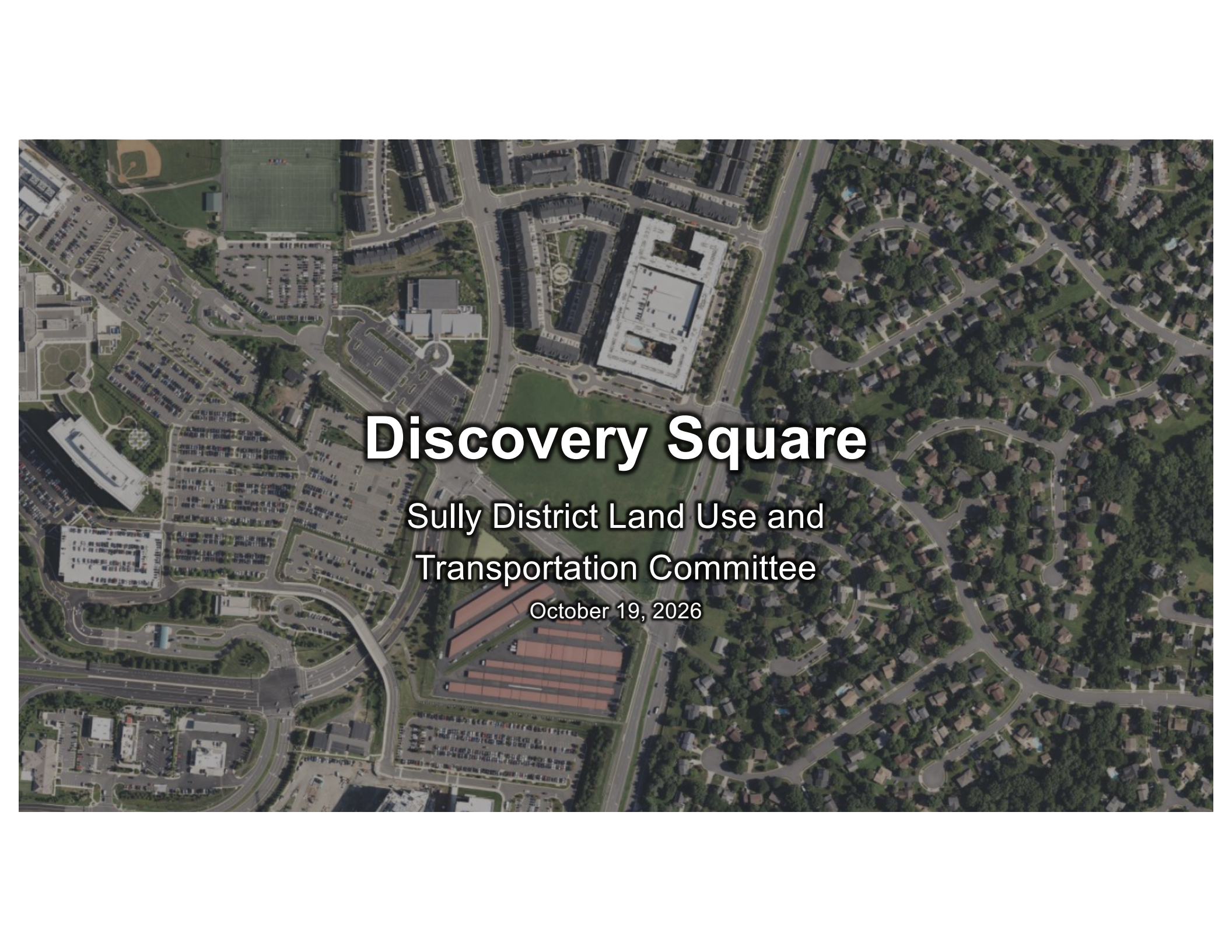
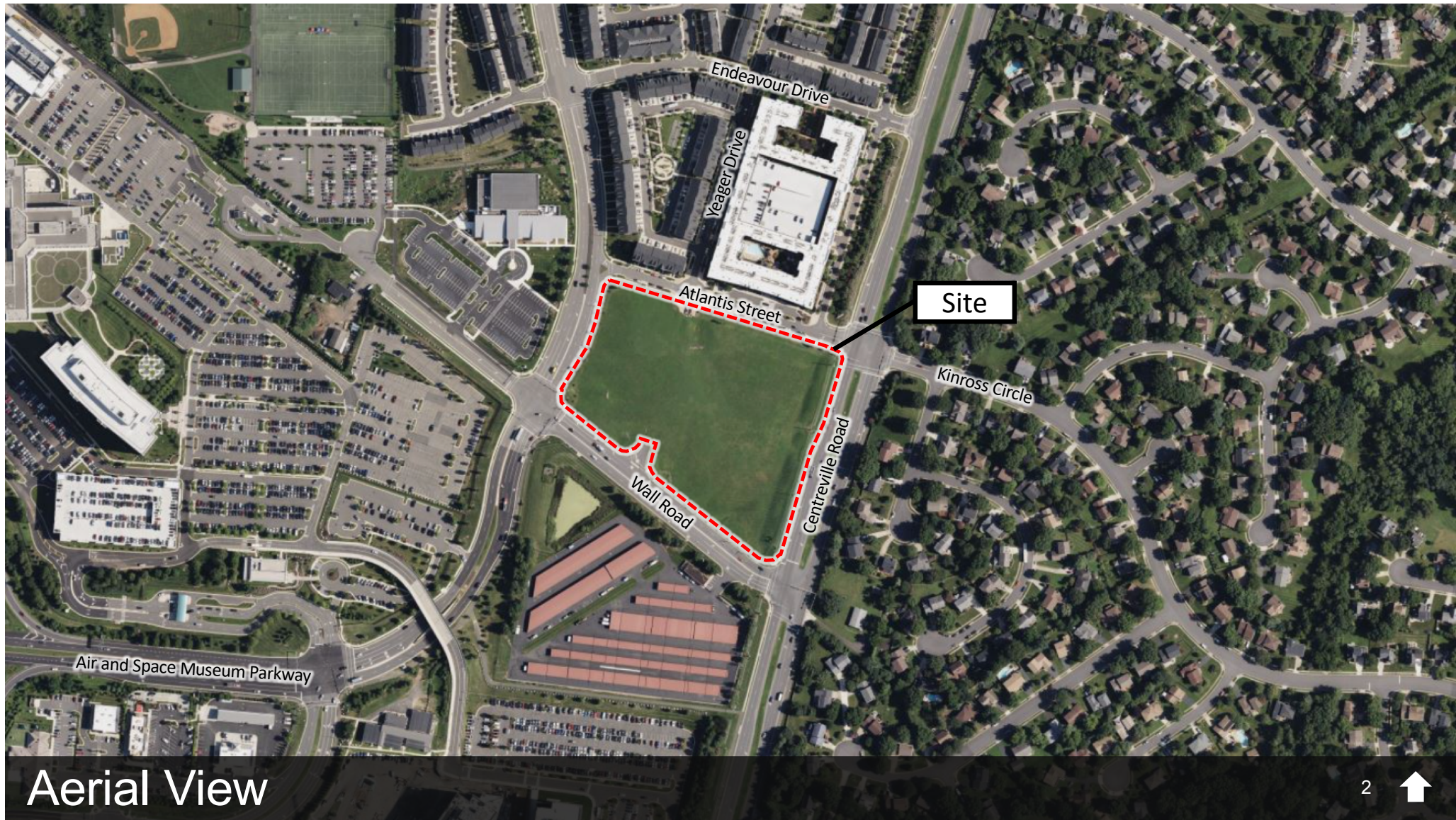


An aerial photograph of the Discovery Square area in Sully District. The image shows a mix of commercial buildings, parking lots, and residential housing. A large, light-colored commercial building is prominent in the upper center. To its right is a dense residential neighborhood with many small houses and trees. To the left, there are more commercial buildings and parking areas. A road runs vertically through the center of the image. The text "Discovery Square" is overlaid in large white letters with a black outline.

Discovery Square

Sully District Land Use and
Transportation Committee

October 19, 2026



Aerial View



Site Area: 66.88 acres

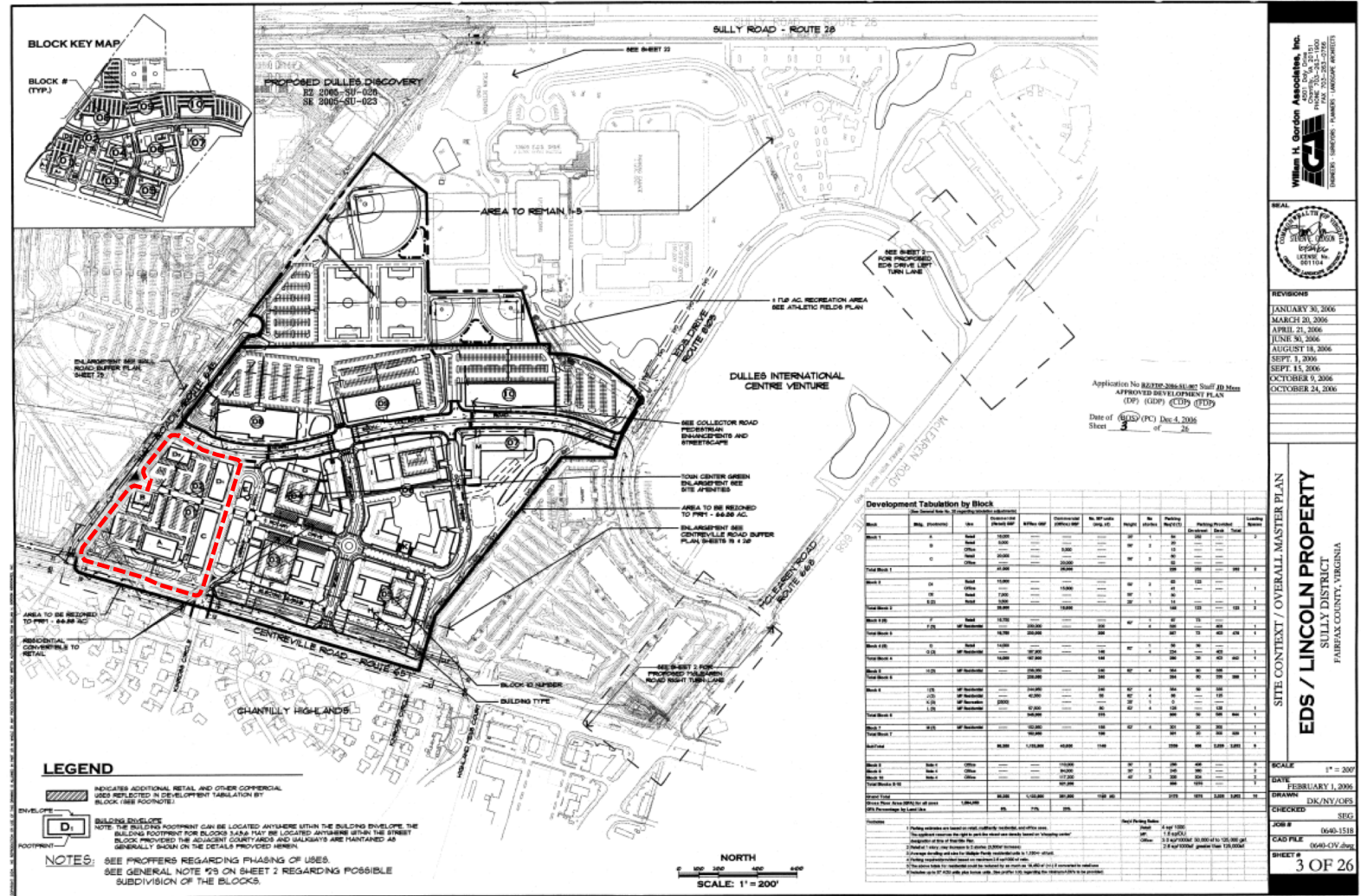
Zoning District: PRM

Approved

Residential: 1,159 MF

Office: 640,600 GFA

Retail: 107,350 GFA



Discovery Square Approval

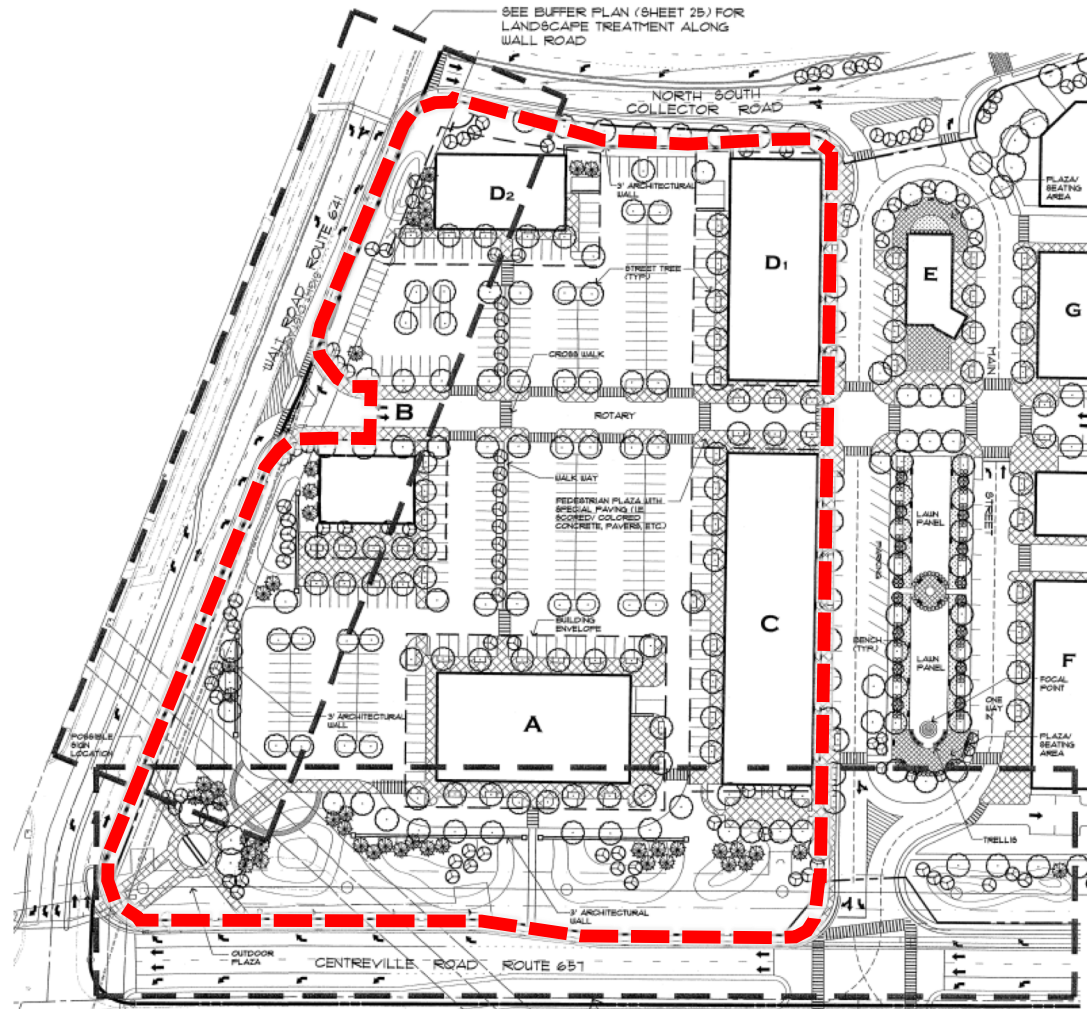


Approved

Office: 40,600 GFA

Total: 104,700 GFA

Surface Parking: 335

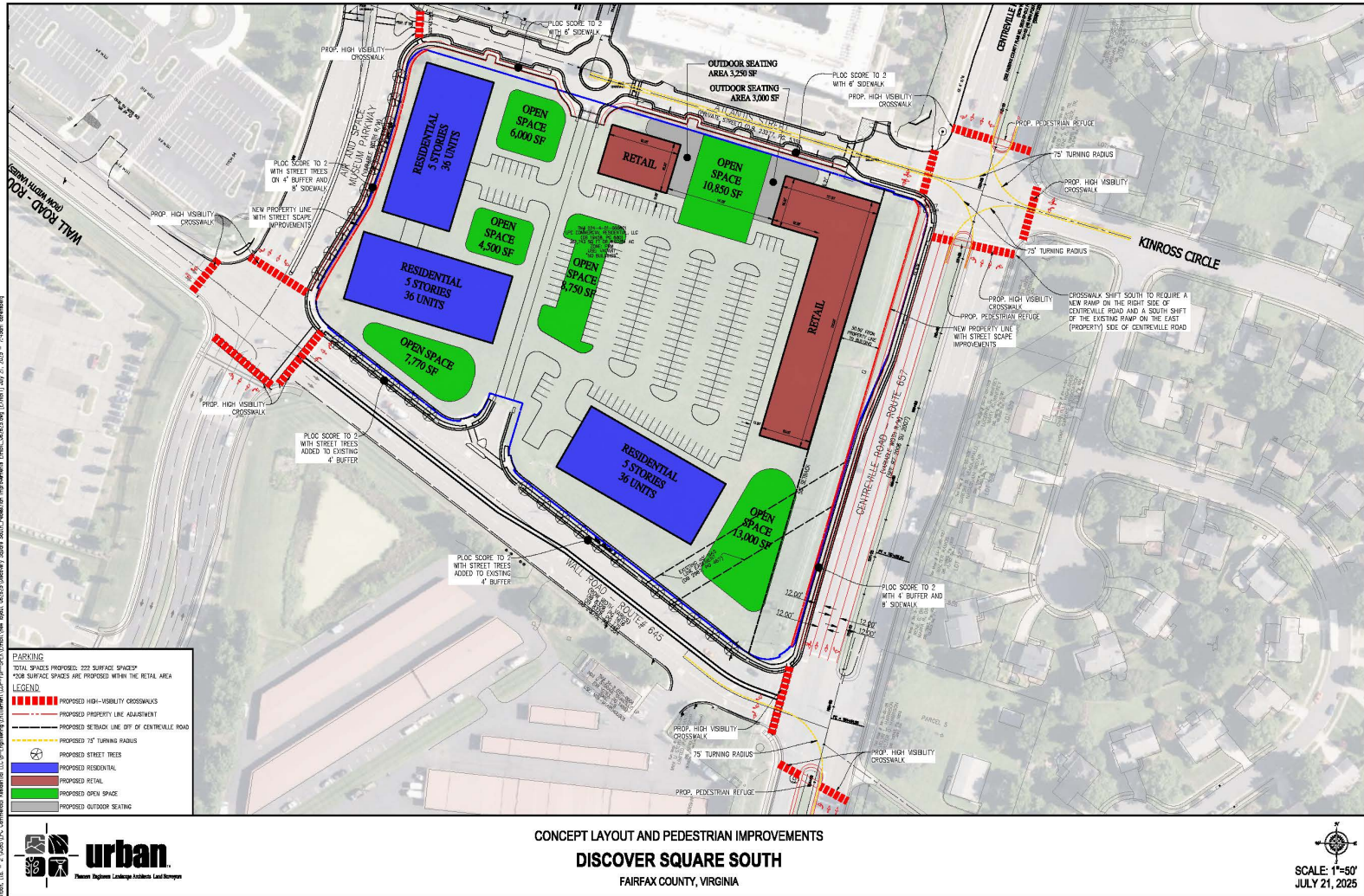


On April 11, 2023, the Board of Supervisors authorized consideration of a Plan amendment for Tax Map Parcel 24-4 ((1)) 6C1 to allow 29,000 square feet of retail, 50 townhomes, and 4 live/work units. On February 4, 2025, the Board of Supervisors updated the Plan Amendment authorization to evaluate multifamily housing and retail uses up to 0.8 FAR.

On October 13, 2026, the Board of Supervisors adopted the following plan option:

*As an option, Tax Map Parcel 24-4 ((1)) 6C1 is planned for up to **108 multifamily residential units and approximately 31,460 square feet of neighborhood-serving retail uses**, up to 0.8 FAR, subject to the Area-Wide Recommendations and the following parcel-specific recommendations:*

- *Locate and design **urban park space** in a manner that **activates the public realm** of both the retail and park spaces.*
- *Provide visible, functional, and publicly accessible **urban parks** that support pedestrian activity and **serve as a community gathering space**.*
- *Provide **access to area services and amenities** by **improving pedestrian and bicycle facilities**, and **upgrading pedestrian crossings** at each area intersection.*



2025 Concept Plan



BUILDING DATA:

EXISTING BUILDING GSF:
T.M. 0244 01 0006C1

N/A

EXISTING BUILDING HEIGHT
T.M. 0244 01 0006C1

N/A

PROPOSED BUILDING HEIGHT:
MULTIFAMILY

=65' MAX. / 5 FLOORS

RETAIL
PROPOSED BUILDING GSF:

=30' MAX.

RESIDENTIAL
BUILDING A
BUILDING B
BUILDING C

=240,000 GFA

=80,000 GFA

=80,000 GFA

=80,000 GFA

RETAIL
BUILDING D
BUILDING E

=31,460 GSF

= 5,980 SF

=25,480 SF

FLOOR AREA RATIO:

PROPOSED FAR (TOTAL) = 271,460 SF / 349,218.01 SF = 0.777

PROPOSED FAR (RESIDENTIAL) = 240,000 SF / 349,176.32 SF = 0.687

PROPOSED FAR (NON-RESIDENTIAL) = 31,460 SF / 349,176.32 SF = 0.090

PROPOSED UNIT COUNT:

T.M. 0244 01 0006C1

108 MULTI-FAMILY UNITS

DENSITY:

PROVIDED: = 108 UNITS / 8.0169 AC = 13.4715 DU/AC

REQUIRED PARKING:

MULTIFAMILY DWELLING (1.3 SPACES/D.U.) = 141 SPACES (108 D.U.)

RETAIL (3.6 SPACES/1,000 SF GROSS FLOOR AREA) = 114 SPACES

TOTAL = 255 SPACES

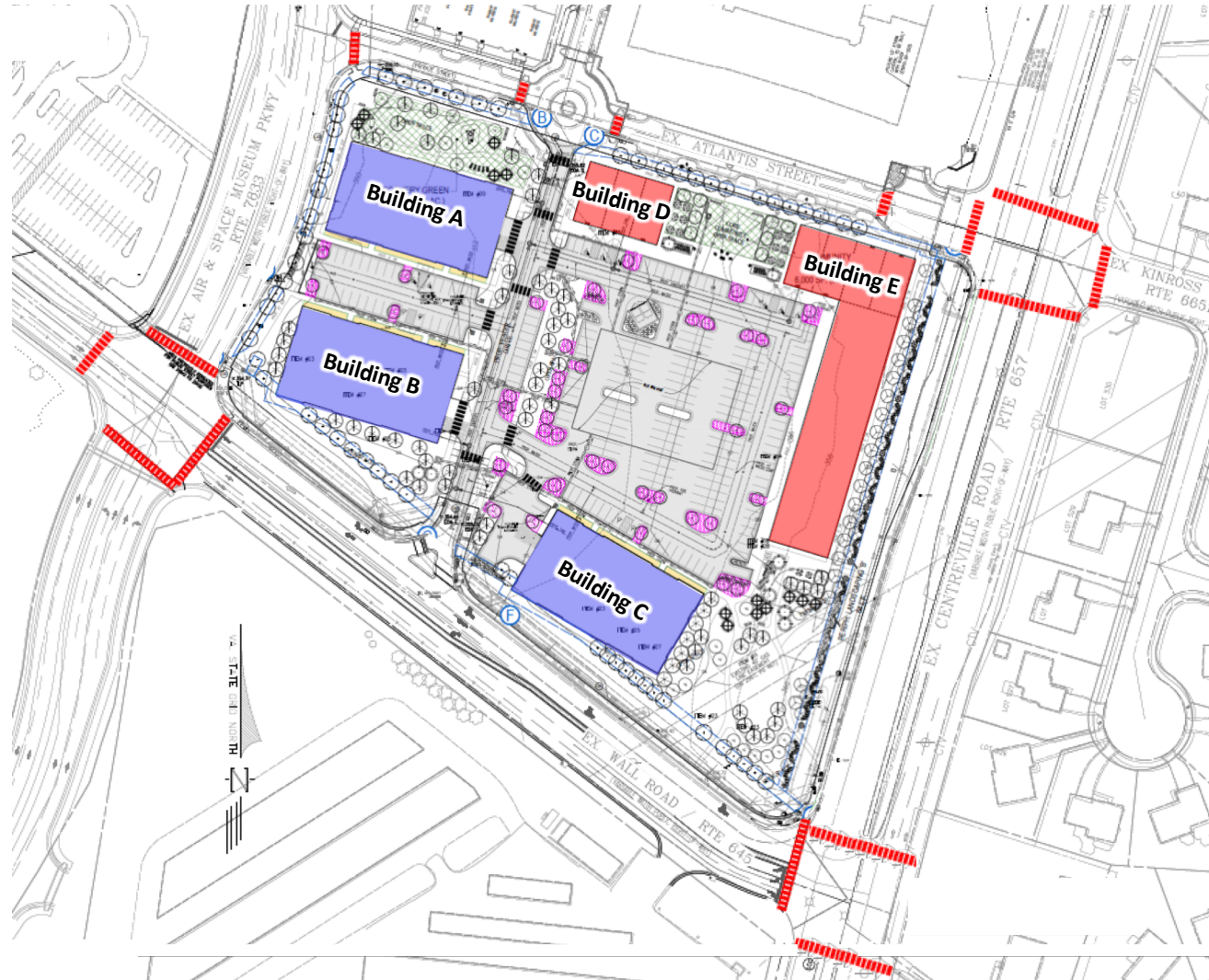
PARKING PROVIDED:

GARAGE = 117 SPACES*

SURFACE = 232 SPACES

TOTAL = 349 SPACES

*INCLUDES 30 TANDEM SPACES



Development Plan

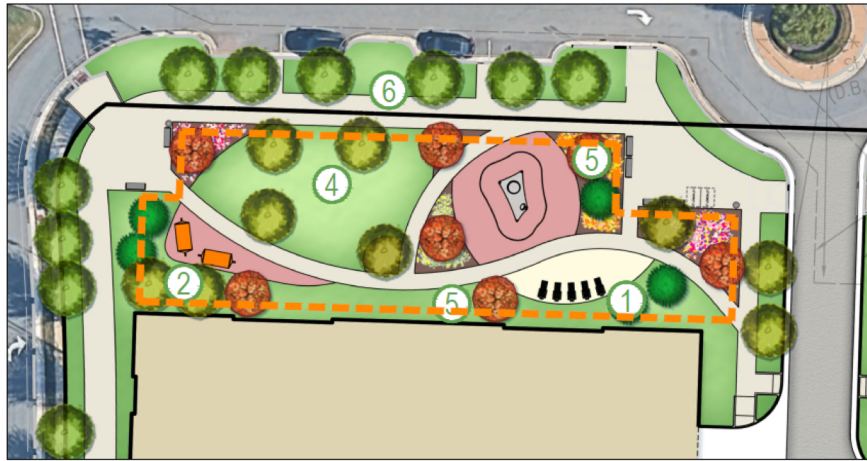


OPEN SPACE:	
OPEN SPACE REQUIRED=	20% OF GROSS SITE AREA
OPEN SPACE PROVIDED=	35% (2.8059 AC/8.0169 AC)
DEVELOPED RECREATIONAL OPEN SPACE PROVIDED=	0.35 ACRES OR 15,000 SF*
*SEE SHEETS 25 AND 30 FOR DETAILED BREAKDOWN OF THESE SPACES	

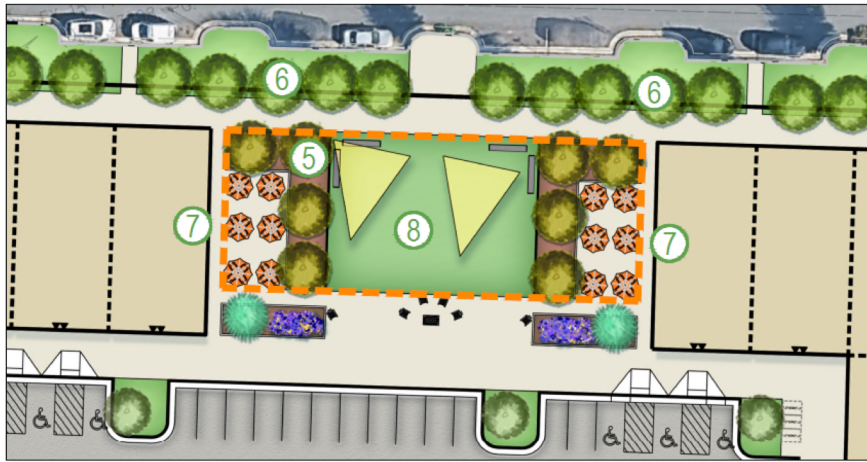


LEGEND

	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 1 (URBAN PARKLAND - DISCOVERY GREEN)
SCALE: 1" = 20'



OPEN SPACE 2 (URBAN PARKLAND - COMMUNITY SQUARE)
SCALE: 1" = 20'



1 LOUNGE SEATING



2 HAMMOCKS



3 PLAY SCULPTURE



4 OPEN PLAY LAWN



5 DENSE PLANTINGS



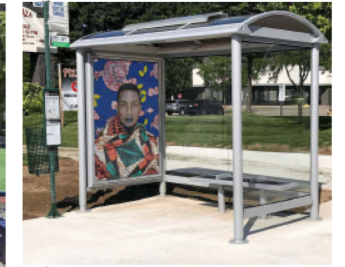
6 STREETSCAPE



7 RETAIL SEATING



8 PLAZA LAWN



9 BUS SHELTER

Recreational Open Space – Precedent Images





FRONT ELEVATION (BLDG A)

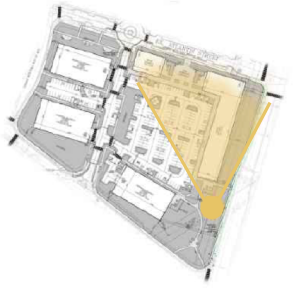


RIGHT SIDE ELEVATION

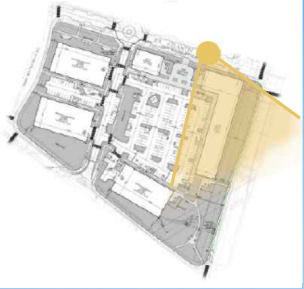


LEFT SIDE ELEVATION

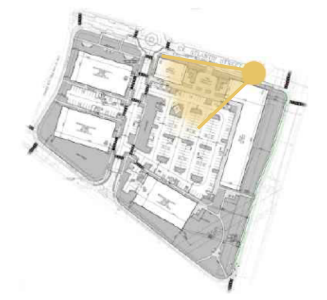
Residential Elevations



View from Centreville Road



View from Atlantis Street



View of the Community Square

- Introduces multifamily housing near retail, services, and public facilities.
- Provides neighborhood-serving retail that supports the needs of existing and future residents.
- Establishes **0.35 acres of publicly accessible urban parks** for community gathering and outdoor activities.
- Devotes **35% of the site to open space** that complements the proposed housing and retail uses.
- Strengthens pedestrian and bicycle connections on-site and to surrounding neighborhoods, including improved intersection crossings.

Plan Amendment SSPA 2023-III-4UP

- Planning Commission: September 9, 2026 (Recommended Approval)
- Board of Supervisors: October 13, 2026 at 4:00 PM (Approved)
- 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