



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

March 21, 2018

RE: Plan Amendment No. 2013-III-DS1 (Dulles Suburban Center Study)
Kathy Smith, Supervisor, Sully District
John W. Foust, Supervisor, Dranesville District

Dear Civic Association Representative:

In accordance with Board of Supervisors approved procedures, you are hereby notified of the scheduled public hearings on the above referenced proposed Plan Amendment at which time you may present either written or verbal comment. The Comprehensive Plan is required by state law and is used as a guide in decision-making for the physical development of the county.

The Fairfax County Planning Commission and the Fairfax County Board of Supervisors will hold public hearings on the proposed Plan Amendment in the Board Auditorium, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia as follows:

Planning Commission Public Hearing: Wednesday, April 18, 2018 at 7:30 PM

Board of Supervisors Public Hearing: Tuesday, May 15, 2018 at 4:00 PM

If the Planning Commission or the Board of Supervisors subsequently defers, cancels or reschedules the public hearing on this item you will not be notified by mail. Please contact the Planning Commission and the Clerk to the Board of Supervisors at the phone numbers or through the websites listed on the following page to confirm the status of this Plan Amendment.

Plan Amendment #2013-III-DS1 proposes revisions to Dulles Suburban Center Area-wide and Land Unit guidance. The Dulles Suburban Center, which is identified on the attached map, comprises approx. 6,644 ac. adjacent to the eastern and southern boundary of the Washington Dulles International Airport for an area that generally extends just north of the Dulles Airport Access and Toll Road and south to I-66 in the Sully and Dranesville Supervisor Districts. The area is predominantly planned for office, industrial and industrial/flex uses with some areas planned for residential use. Land Units A and L are planned as a higher intensity mixed-use node. The amendments will consider revisions to ensure consistency with current policy and practice, reflect existing development, and make editorial and organizational changes.

In addition, a number of site-specific land use and intensity recommendations were reviewed for Land Units D, E, F, H, I and J of the Dulles Suburban Center as follows. **The Dulles Suburban Center Advisory Group recommendations for these submissions can be viewed on the project website: <https://www.fairfaxcounty.gov/planning-zoning/dulles-suburban-center/submissions>**

Submission # / Location	Current Comprehensive Plan Guidance	Requested Change
<p><u>DSC-D3-1 (Wall Road)</u></p> <p>In Land Unit D3. NW of the intersection of Wall Rd and Centreville Rd. Tax Map 24-4 ((1)) 6C1</p>	<p>High-quality, campus-style office uses in the range of .50 to 1.0 FAR. Option for training facility or hotel/conference center. Option, mixed use up to .70 FAR may be considered with office, retail and residential uses. Institutional may be appropriate. For mixed use development Option B development should include at least 5-10% of retail/office use.</p>	<p>Revise the mixed use development Option B to remove the 5-10% of retail/office use in order to replace 76,600 square feet of approved retail uses and 40,600 square feet of approved office uses with 100 single-family attached units.</p>
<p><u>DSC-E3-1 (Sullyfield Park)</u></p> <p>In Land Unit E-3. S of Rt. 50 and W of Walney Rd. Tax Map: 34-3((5)) G1, H2, H3; 34-3 ((7)) 5A; 34- 4 ((11))H1; 34-4((13)) 3, 4</p>	<p>Mix of office, retail and industrial uses up to .35 FAR.</p>	<p>Add hotel use to the recommendation for a mix of uses.</p>
<p><u>DSC-F2-1 (Avion)</u></p> <p>In Land Unit F2. N of Rt. 50 and E of Stonecroft Blvd. Tax Map: 34-1((3)) 1, B4, B5</p>	<p>Office and industrial/flex uses up to .50 FAR, Ancillary retail uses, not to exceed 20% of total development. Conventional strip or freestanding commercial development is not planned and is not appropriate along Rt. 50 and Willard Rd.</p>	<p>Increase allowable FAR to .75 and allow for mixed-use development that could include office, hotel, retail, personal service, medical care facilities, and entertainment uses, as well as the possibility of assisted living facility.</p>
<p><u>DSC-H-1 (Euro Motorcars)</u></p> <p>In Land Unit H. E of Stonecroft Blvd, S of Rt. 50. Tax Map: 34-1 ((1)) 2A</p>	<p>Industrial, research and development, and industrial/flex uses up to .35 FAR.</p>	<p>Add option for auto dealership use on the western portion of the parcel.</p>
<p><u>DSC-I-1 (Long and Foster) and Albemarle Subdivision</u></p> <p>In Land Unit I. E of Lee Rd. on George Carter Way and Albemarle Point Pl. Tax Map: 44-1((17)) 1, 5,C, A; 34-3 ((14)) B, 2, 3, 4, 6; 34-3 ((1))34</p>	<p>Planned for light industrial and industrial/flex up to .35 FAR. Property on George Carter Way has an option for mix of hotel and/or office and industrial/flex up to .35 FAR. 2nd option for hotel and office up to .7 FAR.</p>	<p>Add option for residential use (multifamily, single-family attached, or age restricted/independent/ assisted living) with support retail up to 1.0 FAR.</p>
<p><u>DSC-J-3 (Westfields) and DSC-J-2 (Conference Center Drive)</u></p> <p>In Land Unit J. E and W of Rt. 28, between Willard Rd and Ellanor C. Lawrence Park.</p>	<p>Mix of uses that includes office, conference center/hotel, industrial flex and industrial use at an average .50 FAR.</p>	<p>Consider results of ULI Technical Assistance Panel Report. The DSC study evaluated the ULI recommendation for a mixed-use area on the east side of Rt. 28 to include retail and residential uses as well as existing office uses.</p>
<p><u>Land Unit E-2 (Sully Place/ Sully Plaza)</u></p>	<p>Retail use with ancillary office use not to exceed 20% up to .25 FAR. This will provide a transition in intensity to the</p>	<p>Add an option for mixed use up to .50 FAR with a residential component.</p>

N of Rt. 50, E of Centreville Rd. Tax Map: 34-4((1))16B, 16C, 16D, 16E, 16F, 24A, 26A, 62A1, 62A2, 62B, 62C	residential areas located to the north and east.	
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Copies of the proposed Plan Amendment staff report may be obtained two weeks prior to the Planning Commission public hearing from the Department of Planning and Zoning, 7th Floor, Herrity Building, 12055 Government Center Parkway, Fairfax, Virginia or by visiting www.fairfaxcounty.gov/planning-zoning/staff-reports-proposed-comprehensive-plan-amendments-scheduled-public-hearing. If you have questions regarding this proposed Plan Amendment, you may direct them to the Department of Planning and Zoning at (703) 324-1380. If you desire to be placed on the list of speakers for the public hearing(s), please call the following numbers:

Planning Commission - (703) 324-2865
 Board of Supervisors - (703) 324-3151

Or visit the websites:

Planning Commission: www.fairfaxcounty.gov/planningcommission/
 Board of Supervisors: www.fairfaxcounty.gov/boardofsupervisors/board-supervisors-meetings

NOTE: You are receiving this letter because you are listed as a contact for your Civic Association in Fairfax County's List of Civic Associations. For changes or updates to Civic Associations contacts, please contact the Office of Public Affairs at (703) 324-7329, or go to www.fairfaxcounty.gov/publicaffairs/communityhomeowner-association-update

 Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities. Reasonable accommodations will be provided upon request. For information, call (703) 324-2865 for the Planning Commission, (703) 324-3151 for the Board of Supervisors, or TTY 711 (Virginia Relay Center).

