



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

SCREENING  
CPN22-SU-001  
AGAPE HOUSE

Address/Tax Map Parcels: 3870 Centerview Drive, Chantilly, VA 20151/ Tax Map Parcels 34-4 ((12)) C7  
Nominator: Mike Van Atta  
Supervisor District: Sully  
Planning Area: Area III  
Planning District/Special Area: Upper Potomac District / Dulles Suburban Center (Land Unit E-1)  
Acreage: 3.79 acres

Current Plan Map/Text: Campus-style office and industrial/flex use up to a maximum of 0.35 Floor Area Ratio (FAR) to be compatible with existing development.

Nomination: Option for affordable independent living, continuing care and/or other senior living uses up to 250 units at 20+ dwelling units per acre (du/ac).

Comprehensive Plan Considerations:

The subject site is a vacant property in the Dulles Business Park located west of the intersection of Centerview Drive and Thunderbolt Place. The site and immediately surrounding area are located in Land Unit E-1 of the Dulles Suburban Center, which is planned for campus-style office, and industrial/flex uses at an intensity of up to 0.35 FAR, with an option for hotel use subject to conditions. Uses surrounding the site include hotels to the southwest, south, and east, and low-rise office buildings to the north.

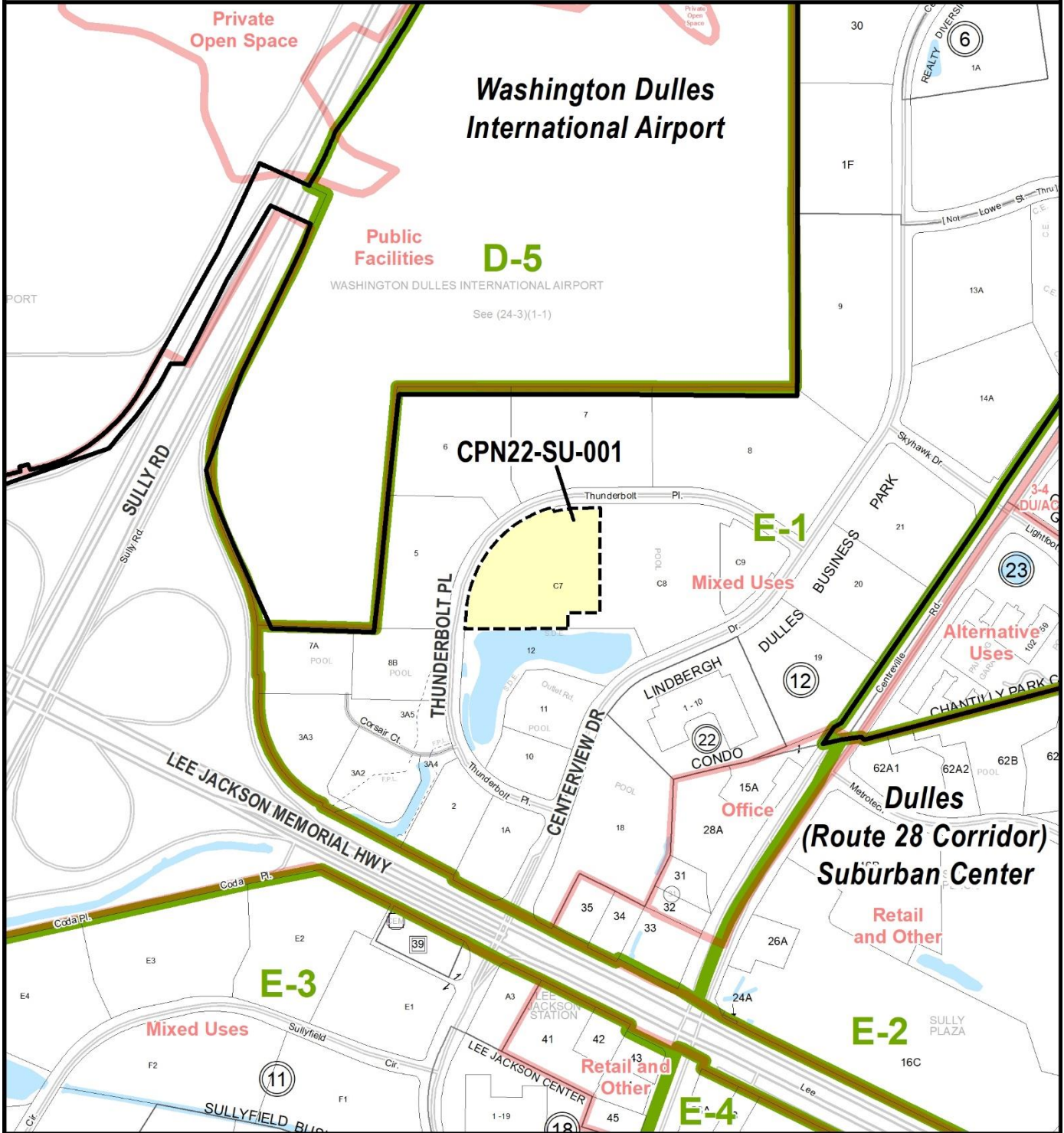
The Plan's Concept for Future Development designates this area as part of the Dulles Suburban Center, one of several employment centers located along arterial roads, such as Centreville Road, that are evolving to include mixed-use cores that are more urban in character. Within the Dulles Suburban Center, the core areas are located at the Innovation Center Metrorail Station, as well as in Land Unit E-2 on Route 50 and in the Westfields area, which is to the east of the subject site across Centreville Road. A principal goal in the Dulles Suburban Center plan is a mixture of residential and nonresidential uses to provide services and amenities to support both employees and residents and expand opportunities for a variety of housing types including affordable housing.

The nomination proposes to introduce affordable residential use in an area planned for a mix of non-residential uses. Noting the limited supply of housing for special populations, including seniors with low income, County policy supports the development of multifamily and senior housing in Mixed-Use Centers, as appropriate, in an effort to diversify the housing stock and expand lower cost housing options. If the nomination is added to the work program for formal review, consideration should be given to ensuring the compatibility of the use with the surrounding area, which while currently developed with office and hotels, could redevelop by-right with industrially oriented businesses under the current I-5 General Industrial Zoning District. The provision of open space and onsite amenities that support the target population of older adults will need to be considered, along with connections to and enhancements of pedestrian facilities around the site, and access to services. The site is located within the DNL 60-65 dBA airport noise contour associated with Dulles Airport to the northwest and would require appropriate noise mitigation

Please note that this nomination is currently being screened to determine if it should be added to the 2023 Comprehensive Plan Amendment Work Program. A detailed analysis of the proposal has not yet been conducted.

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## Agape House



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Land Unit



Baseline Plan Recommendation

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP CURRENT TO OCTOBER 2022

OTPA\_GRAPHICS\S22\_items\2022 Site Specific Plan Amendment Process\NOMINATIONS

